

Plotted: 4/20/2021 1:40 PM, By: Connor Daly
© MATRIXNEWORLD:Matrix LUSJobsAlpert Group LLC:LD19-153 - 18 Central Avenue - West Orange:DWG:Plot Sheets:Tompkins Street:01-Title Sheet

PROPERTY OWNERS WITHIN 200' OF BLOCK 6 LOTS 36.01 AS OF 12/17/2020			
BLOCK	LOT	OWNER	
6	6	582 586 VALLEY ROAD, LLC 582-586 VALLEY ROAD WEST ORANGE, NJ 07052	45 ORANGE VALLEY SOCIAL SETTLEMENT 35 TOMPKINS STREET WEST ORANGE, NJ 07052
6	8	RUCH, EYE L. 580 VALLEY ROAD WEST ORANGE, NJ 07052	47 ORANGE VALLEY SOCIAL SETT. LIBRARY TOMPKINS STREET WEST ORANGE, NJ 07052
6	11	PETULLO, GERARDO & CAROLINA L. 5 KNOLL ROAD FAIRFIELD, NJ 07004	8 US BANK TRUST & HUDSON HOMES, 3701 REGENT BLVD, #200 IRVING, TX 75063
6	11.01	TRUST OF ORANGE VALLEY SOCIAL SETT TOMPKINS STREET WEST ORANGE, NJ 07052	9 GUARDADO, ROBERT C. & EMERITA 40 TOMPKINS STREET WEST ORANGE, NJ 07052
6	16	PALENGA, TOMAS & YESHIA 564 VALLEY ROAD WEST ORANGE, NJ 07052	10 ORDENO, ANDREW & JESSICA 38 TOMPKINS STREET WEST ORANGE, NJ 07052
6	18	554 VALLEY ROAD ASSOC., LLC 5 DANIEL ROAD FAIRFIELD, NJ 07004	11 CEUS, DELIEMNE 36 TOMPKINS STREET WEST ORANGE, NJ 07052
6	18.08	IMPACT REAL ESTATE LLC 555 VALLEY ROAD WEST ORANGE, NJ 07052	12 LOMBARDO, SALVATORE & CONNIE 350 NORTHFIELD AVENUE WEST ORANGE, NJ 07052
6	24.01	TSUKOS, GUS & ANN 3 MARKER DRIVE FLORHAM PARK, NJ 07932	12.02 D'ARIES, JANICE & ANN L. 96 FOREST HILL ROAD WEST ORANGE, NJ 07052
6	24.02	QURESHI, SHAM & SHAFIQ QAZI 548 VALLEY ROAD WEST ORANGE, NJ 07052	16 24-26 TOMPKINS, LLC 24-26 TOMPKINS STREET WEST ORANGE, NJ 07052
6	24.03	MEGARREE, JEFFREY & LINDA 1 PARK AVENUE WYCKOFF, NJ 07461	17 VERDERAMO RALPH A. JR. & BENSON, GAIL 10 TOMPKINS STREET WEST ORANGE, NJ 07052
6	25	RUSO, LINDA 337 VALLEY NEW CIRCLE FREDHOLD, NJ 07728	18 VERDERAMO RALPH A. JR. & BENSON, GAIL 10 TOMPKINS STREET WEST ORANGE, NJ 07052
6	26	CURCIO, JOSEPH & CARLA 499 CENTRE STREET NUTLEY, NJ 07110	21 VERDERAMO RALPH A. JR. & BENSON, GAIL 10 TOMPKINS STREET WEST ORANGE, NJ 07052
6	26.01	VOGMAN, GREGORY G. 42 MITCHELL STREET WEST ORANGE, NJ 07052	22 TOWNSHIP OF WEST ORANGE 66 MAIN STREET WEST ORANGE, NJ 07052
6	28	HAMALA, MANUEL H. & PALAGIADIS, LUIS 38 MITCHELL STREET WEST ORANGE, NJ 07052	25 AREVALO, OSWALDO P. & ROSA M 12 MITCHELL STREET WEST ORANGE, NJ 07052
6	29	36 MITCHELL STREET ASSOC, LLC 31 CROSS STREET WEST ORANGE, NJ 07052	26 STOCKMAN ASSOCIATES MANAGEMENT 77 PARK STREET MONTCLAIR, NJ 07042
6	30	BARRETT, CODY 7 TOMPKINS STREET WEST ORANGE, NJ 07052	27 43 MILITA ARTES LLC:SHANDS 15 SOUTH ESSEX AVENUE ORANGE, NJ 07050
6	30.01	TSUKOS, GEORGE PO BOX 1043 DENVER, NJ 07834	28 22 TOWNSHIP OF ORANGE 66 MAIN STREET WEST ORANGE, NJ 07052
6	30.02	SWIFT, WALEED J. 1158 E FRONT STREET PLAINFIELD, NJ 07062	28 23 HOUSING AND NEIGHBORHOOD DEVELOPMENT 567 VALLEY ROAD WEST ORANGE, NJ 07052
6	30.03	BARRET, CODY (EST OF) 7 TOMPKINS STREET WEST ORANGE, NJ 07052	28 25 PETRILLO, ANTHONY JR 330 RIDGEWAY AVE EAST HANOVER, NJ 07936
6	32	TOMPKINS STREET DEVELOPMENT TOMPKINS STREET WEST ORANGE, NJ 07052	28 26 KEYSTONE PROPERTIES PO BOX 222 MILLSBORO, NJ 07041
6	32	DAWNU, DESMOND N. & BOUCHED MARTHA 9 TOMPKINS STREET WEST ORANGE, NJ 07052	
6	32	BATES, RICHARD A 11 TOMPKINS STREET WEST ORANGE, NJ 07052	
6	32	NAGWAN, ANAND & SHERGILL D.K. 15 TOMPKINS STREET WEST ORANGE, NJ 07052	
6	32	LIH, SHANG YUN 17 TOMPKINS STREET WEST ORANGE, NJ 07052	
6	32	VELARDE, JORGE & DORIAN 21 TOMPKINS STREET WEST ORANGE, NJ 07052	
6	36	TSUKOS, GEORGE PO BOX 1043 DENVER, NJ 07834	
6	43	TRUST OF ORANGE VALLEY SOCIAL SETT 33 TOMPKINS STREET WEST ORANGE, NJ 07052	

UTILITY CONTACTS	
PSE&G MANAGER - CORPORATE PROPERTIES 80 PARK PLACE, T65 NEWARK, NJ 07102	
COMCAST CABLEVISION 800 RAHWAY AVENUE UNION, NJ 07083	
NEW JERSEY AMERICAN WATER COMPANY 167 JOHN F. KENNEDY PARKWAY SHORT HILLS, NJ 07078	
VERIZON TELEPHONE 1 VERIZON WAY BASKING RIDGE, NJ 07920-1025	
TOWNSHIP OF WEST ORANGE MUNICIPAL BUILDING 66 MAIN STREET WEST ORANGE, NJ 07052	
JOINT MEETING OF ESSEX AND UNION COUNTIES 500 SOUTH FIRST STREET ELIZABETH, NJ 07202	
CITY OF ORANGE TOWNSHIP 29 NORTH DAY STREET ORANGE, NJ 07050	

INDEX OF SHEETS		
No.	DESCRIPTION	PLAN DATE
1.	TITLE SHEET	04/20/2021
2.	EXISTING CONDITIONS AND DEMOLITION PLAN	ORIGINAL SUBMISSION
3.	GEOMETRY PLAN	ORIGINAL SUBMISSION
4.	GRADING AND UTILITY PLAN	ORIGINAL SUBMISSION
5.	LANDSCAPING PLAN	ORIGINAL SUBMISSION
6.	LIGHTING PLAN	ORIGINAL SUBMISSION
7.	SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS	ORIGINAL SUBMISSION
8.	SOIL EROSION AND SEDIMENT CONTROL NOTES	ORIGINAL SUBMISSION
9.	CONSTRUCTION DETAILS	ORIGINAL SUBMISSION
10.	CONSTRUCTION DETAILS	ORIGINAL SUBMISSION

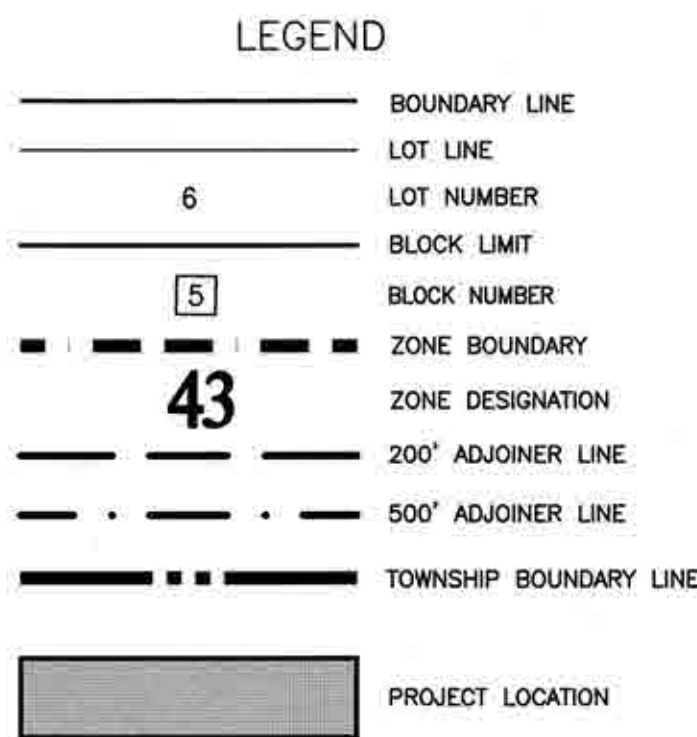
PRELIMINARY & FINAL MAJOR SITE PLAN

TOMPKINS STREET APARTMENTS

ALPERT GROUP, LLC

BLOCK 6, LOT 36.01 - TOMPKINS STREET

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY



FEMA FLOOD NOTES - TOMPKINS STREET

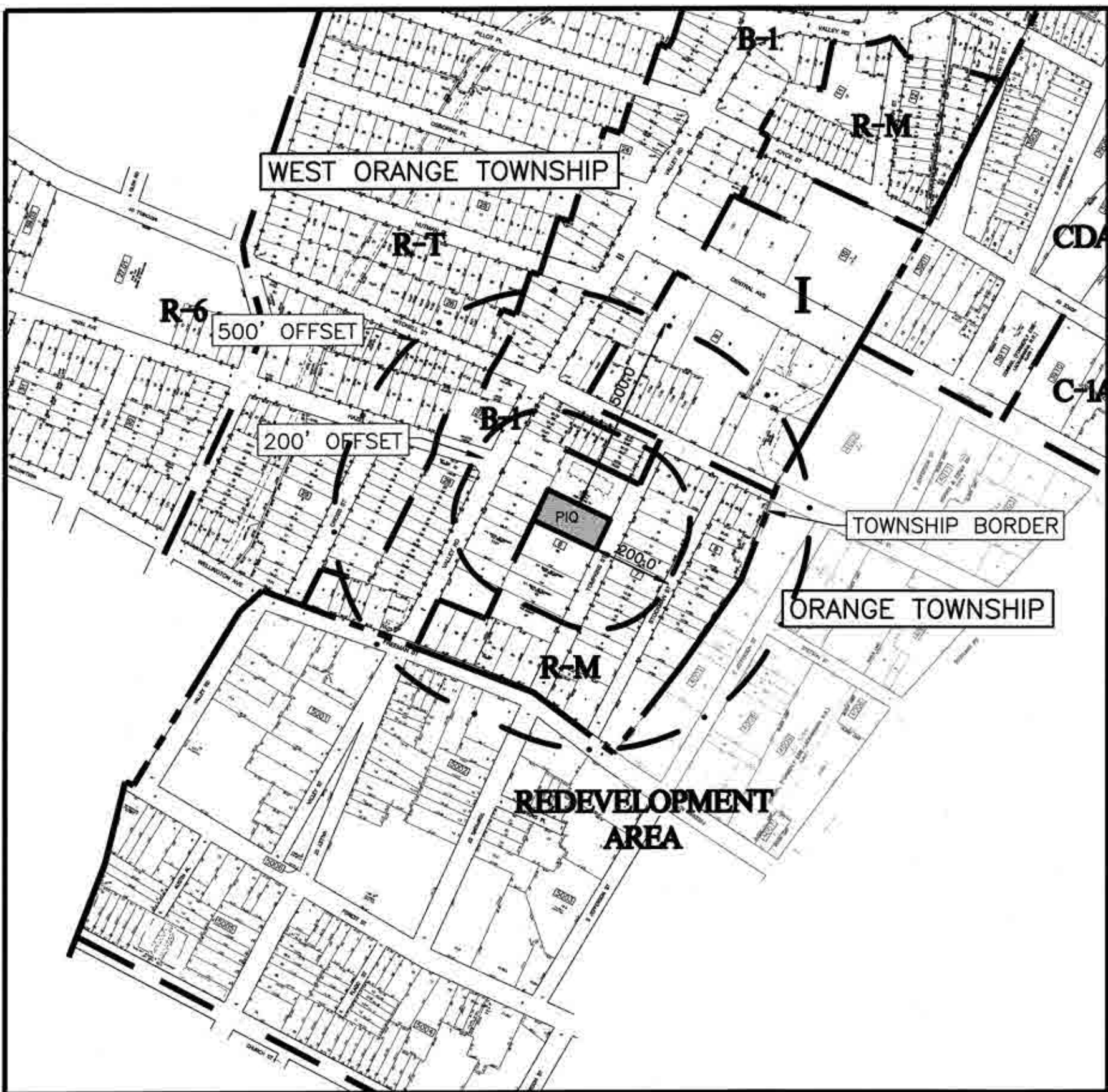
PORTIONS OF THE SUBJECT PROPERTY IS LOCATED WITHIN PORTIONS OF THE FOLLOWING SPECIAL FLOOD HAZARD AREAS AS PER THE FIRM FLOOD INSURANCE RATE MAP:

FIRM FLOOD INSURANCE RATE MAP ESSEX COUNTY, NEW JERSEY (ALL JURISDICTIONS) PANEL 113 OF 200 CONTAINS WEST ORANGE, TOWNSHIP OF MAP NUMBER 34013C0113F EFFECTIVE DATE: JUNE 4, 2017.

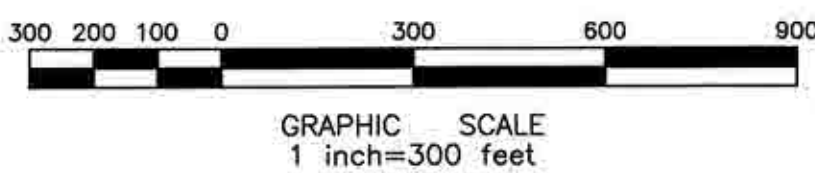
UNSHADED FEMA FLOOD ZONE "X" (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE ABOVE FEMA FLOOD HAZARD INFORMATION WAS OBTAINED ON MARCH 12, 2020 FROM THE FOLLOWING FEMA WEBSITE: <https://msc.fema.gov/portal/search?>

NOTE: AT THE TIME AND DATE OF THIS SURVEY, NO PRELIMINARY FLOOD HAZARD DATA WAS FOUND AND/OR PUBLISHED ON THE FEMA MAP SERVICES CENTER - PRELIMINARY FEMA MAP PRODUCTS WEBSITE. AS PER POTENTIAL CHANGES TO THE FEMA PRELIMINARY FIRM INSURANCE RATE MAPS, MATRIX NEW WORLD ENGINEERING, LAND SURVEYING AND LANDSCAPE ARCHITECTURE, P.C. MAKES NO GUARANTEES THAT THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA PRELIMINARY FLOOD HAZARD ZONE. ALL FEMA FLOOD HAZARD ZONE INFORMATION MUST BE VERIFIED.



KEY MAP



APPROVED BY THE
ZONING BOARD

CHAIRMAN DATE

SECRETARY DATE

ENGINEER DATE

TITLE SHEET NOTES

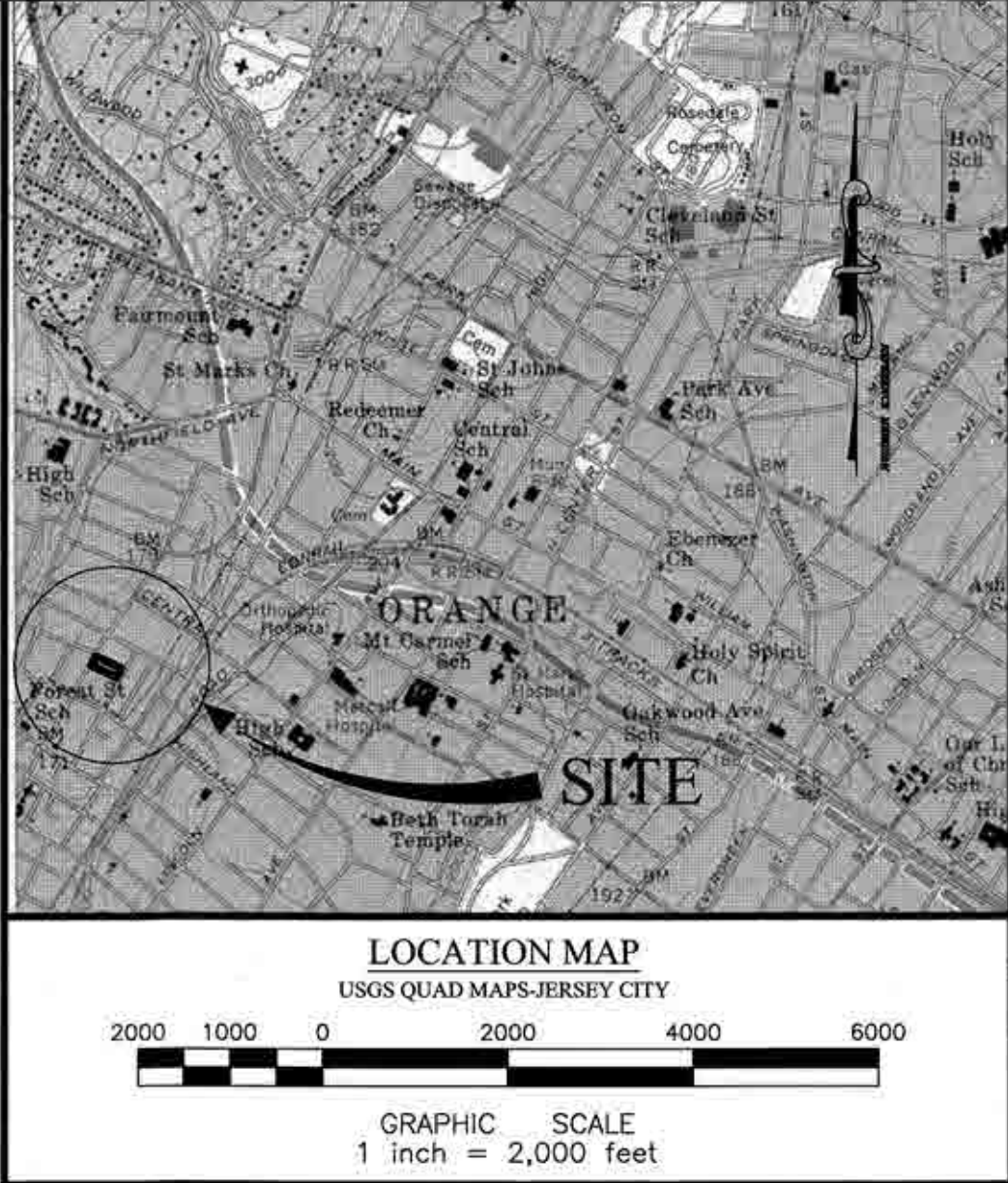
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- HORIZONTAL DATUM: NAD 83; VERTICAL DATUM: NAVD 88.
- THIS PROJECT CONSISTS OF (1) RESIDENTIAL BUILDING WITH 17 RESIDENTIAL UNITS WITH 700 SF OF MANAGEMENT SPACE.
- THE PROPOSED DEVELOPMENT IS LOCATED IN THE MULTIFAMILY RESIDENCES (R-M) ZONE. THE PROPOSED USE IS PERMITTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS AND FLOOR PLANS..
- THIS PLAN SET CONSISTS OF MULTIPLE SHEETS. INDIVIDUAL PAGES SHALL NOT BE UTILIZED FOR CONSTRUCTION ON THEIR OWN AS NOTES AND INFORMATION PROVIDED ON OTHER SHEETS MAY IMPACT WORK REQUIREMENTS. CONTRACTOR SHALL REVIEW AND UTILIZE ENTIRE PLAN SET FOR CONSTRUCTION.
- CENTER OF SITE COORDINATES FOR SITE: 704946 N 562568 E.
- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSE OF PRELIMINARY/FINAL MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL FINAL APPROVALS HAVE BEEN OBTAINED AND ALL CONDITIONS OF THE APPROVALS HAVE BEEN SATISFIED.
- APPLICANT:
ALPERT GROUP LLC
1 PARKER PLAZA #64
FORT LEE, NJ, 07024
OWNER:
CITY OF WEST ORANGE
66 MAIN STREET
WEST ORANGE, NJ 07052

BULK STANDARDS PER R-M ZONE PLAN (TOMPKINS STREET SITE)			
BULK STANDARDS	PERMITTED	BLOCK 6 LOTS 36.01	VARIANCE (Y/N)
MINIMUM LOT AREA	11,250 SQ. FT.	14,787.99 SQ. FT.	N
MINIMUM LOT WIDTH	50 FEET	64.50 FEET	N
MAXIMUM BUILDING HEIGHT	2.5 STORIES & THIRTY-FIVE (35) FEET	3 STORIES & 38.00 FEET	Y
MAXIMUM BUILDING COVERAGE	40%	45.3%	Y
MAXIMUM LOT COVERAGE	55%	57.9%	Y
MINIMUM FRONT YARD SETBACK	30 FEET	30.0 FEET	N
MINIMUM REAR YARD SETBACK	30 FEET	13.9 FEET	Y
MINIMUM SIDE YARD SETBACK	10 FEET & 8 FEET	12.6 FEET & 16.5 FEET	N

VARIANCES REQUESTED:

- AS PER WEST ORANGE LAND USE ORDINANCE REQUIREMENTS IT IS REQUIRED THAT A PROPOSED BUILDING HEIGHT BE 2.5 STORIES AND 35 FEET WHERE 3 STORIES AND 38.00 FEET IS PROPOSED. A VARIANCE IS REQUESTED.
- AS PER WEST ORANGE LAND USE ORDINANCE REQUIREMENTS IT IS REQUIRED THAT MAXIMUM BUILDING COVERAGE BE 40% WHERE 45.3% IS PROPOSED. A VARIANCE IS REQUESTED.
- AS PER WEST ORANGE LAND USE ORDINANCE REQUIREMENTS IT IS REQUIRED THAT MAXIMUM LOT COVERAGE 55% WHERE 57.9% IS PROPOSED. A VARIANCE IS REQUESTED.
- AS PER WEST ORANGE LAND USE ORDINANCE REQUIREMENTS IT IS REQUIRED THAT MINIMUM REAR YARD SETBACK IS 30 FEET WHERE 13.9 FEET IS PROPOSED. A VARIANCE IS REQUESTED.
- AS PER WEST ORANGE LAND USE ORDINANCE REQUIREMENTS IT IS REQUIRED 35 PARKING SPACES BE PROVIDED WHERE 0 SPACES ARE PROPOSED. A VARIANCE IS REQUESTED.

PARKING STANDARD			
PARKING STANDARDS	NUMBER OF UNITS	PARKING SPACES REQUIRED	PARKING SPACES PROPOSED
1.5 SPACES / ONE BEDROOM	3	6	
2.0 SPACES / TWO BEDROOM	10	20	
2.1 SPACES / TWO BEDROOM	4	9	
TOTAL	17	35	0



DESIGNED BY: CTD	REVIEWED BY: SS	RELEASED BY: SMS	NO.	DESCRIPTION	REVISIONS
CTD	SS	SMS	04/20/21	1. REVISED STREET ADDRESS	DES: REV: REL:

SEAN M. SAVAGE, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 24G60451000

MATRIXNEWORLD
Engineering Progress
Matrix New World Engineering, Land Surveying
and Landscape Architecture, P.C.
442 State Route 35, Second Floor
Eatontown, New Jersey 07724
Tel: 732-589-2999
Fax: 973-240-1818
www.matrixnewworld.com
WBE / DBE
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24G627962500

TITLE SHEET

PRELIMINARY & FINAL MAJOR SITE PLAN
TOMPKINS STREET APARTMENTS
BLOCK 6 - LOT 36.01

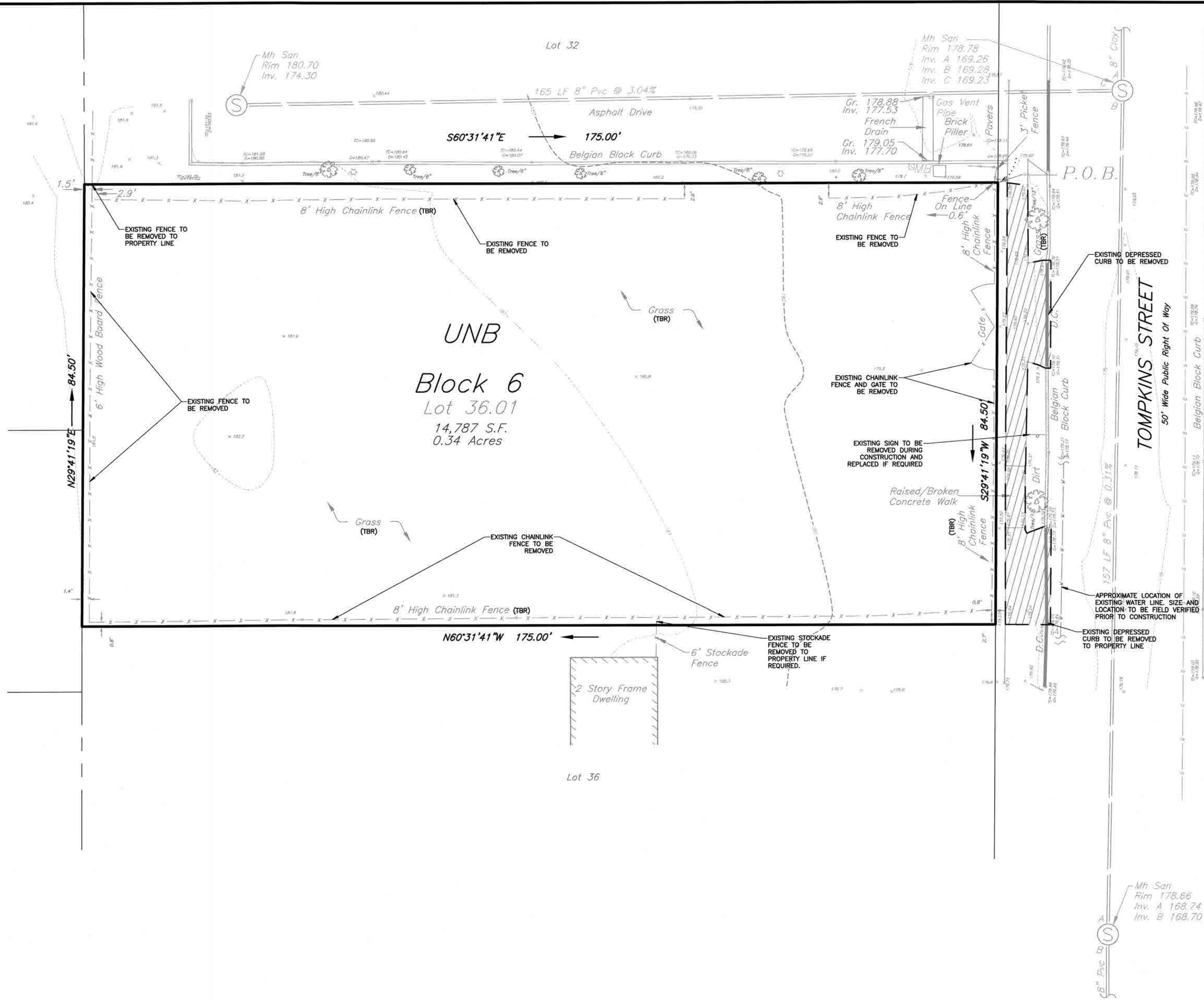
SITUATED IN
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

PROJECT NUMBER: LD19-153

DATE: 03/11/2021

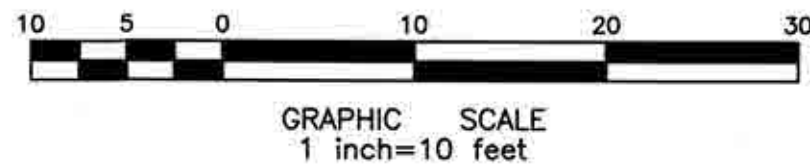
SCALE: AS SHOWN

SHEET 1 OF 10



LEGEND	
	BOUNDARY LINE
	BLOCK LINE
	EXISTING ROW
	LOT LINE
	FACE OF CURB
	DEPRESSED CURB
	EDGE OF PAVEMENT
	FENCE
	STORM DRAIN
	SANITARY SEWER
	GUIDE RAIL
	UNDERGROUND ELECTRIC LINE
	OVER HEAD WIRE
	UNDERGROUND TELEPHONE
	UNDERGROUND CABLE TELEVISION
	GAS LINE
	WATER LINE
	TREE LINE
	CONTOURS MINOR
	CONTOURS MAJOR
	CONCRETE TO BE REMOVED
	SPOT ELEVATION
	BOTTOM OF CURB
	TOP OF CURB
	GRATE ELEVATION
	GENERAL SIGN
	MAIL BOX
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	MONITOR WELL
	GAS VALVE
	GAS METER
	SANITARY CLEAN OUT
	MANHOLE
	STORM DRAINAGE INLET
	UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	SINGLE HEAD LAMP
	UNKNOWN VALVE
	DECIDUOUS TREE
	EVERGREEN TREE
	PROPOSED CAPPED UTILITY
	TO BE ABANDONED
	TO BE REMOVED
	TO REMAIN

- EXISTING CONDITIONS/DEMOLITION NOTES**
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 - LOT INFORMATION FOR BLOCK 6, LOT 36.01 BASED UPON A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOT 36.01, BLOCK 6, TOMPKINS STREET, SITUATED IN, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," AS PREPARED BY MATRIX NEW WORLD ENGINEERING, DATED 09/14/2020.
 - HORIZONTAL DATUM: NAD 83; VERTICAL DATUM: NAVD 88.
 - THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES (INCLUDING BUT NOT LIMITED TO SANITARY SEWERS, STORM SEWERS, POTABLE WATER LINES AND APPURTENANCES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CATV LINES AND UNDERGROUND STORAGE TANKS) THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF THE WORK ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY IN THE FIELD ALL THE FACTS CONCERNING THE LOCATION AND ELEVATION OF THESE UTILITIES OR OTHER CONSTRUCTION OBSTACLES IMPACTED BY NEW CONSTRUCTION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROJECT DESIGN.
 - ALL ABOVE GROUND UTILITY APPURTENANCES (INCLUDING FIRE HYDRANTS, WATER METERS, INLET GRATES & FRAMES, MANHOLE COVERS & FRAMES) WITHIN THE PROJECT'S BOUNDARY ARE TO BE REMOVED AND PLACED ON-SITE FOR THE PUBLIC WORKS DEPARTMENT TO CLAIM. ALL UNCLAIMED APPURTENANCES WILL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT AN APPROPRIATE DISPOSAL FACILITY.
 - ALL STREET APPURTENANCES (INCLUDING SIGNS, POLES, TREES AND FENCING) WITHIN THE LIMITS SHOWN ARE TO BE REMOVED AND DISPOSED OFF-SITE UNLESS OTHERWISE NOTED.
 - ALL UNDERGROUND UTILITIES, LINES, PIPING, STRUCTURES, FOUNDATIONS, VAULTS AND BUILDING FRAGMENTS ASSOCIATED WITH FORMER BUILDINGS, WITHIN THE PROJECT BOUNDARY, ARE TO BE REMOVED AND DISPOSED OFF-SITE.
 - ALL DEMOLITION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE OR LOCAL REGULATIONS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND WILL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO ABANDONMENT AND/OR DEMOLITION.
 - ALL STRUCTURES (CURBS, SIDEWALKS, PATIO, RETAINING WALL, FENCES, ASPHALT, CONCRETE, ETC.) WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OFF-SITE AT AN APPROPRIATE FACILITY.
 - ALL PERIMETER FENCING IS TO BE REMOVED AT THE CONCLUSION OF THE DEMOLITION PROJECT UNLESS OTHERWISE STATED.
 - ALL SANITARY SEWER AND STORM SEWER MAINS AND STRUCTURES, INCLUDING CLEANOUTS, SHOWN WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROPRIATE DISPOSAL FACILITY.
 - ALL DEBRIS, TREES, STUMPS, VEGETATION, DIRT PILES, CONSTRUCTION DEBRIS, ETC WITHIN THE PROJECT'S BOUNDARY SHALL BE REMOVED AS PART OF THIS PROJECT AND BE DISPOSED OF OFF-SITE UNLESS OTHERWISE STATED OR APPROVED.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES THAT CONSTRUCTION OF THE WORK UNDER THIS PLAN WILL PASS THROUGH AREAS WHERE THEIR SERVICES EXIST. NOTIFICATION TO THE UTILITIES MUST BE MADE IN A SUFFICIENT AMOUNT OF TIME IN ADVANCE (MIN. 72 HOURS) PRIOR TO START OF ANY CONSTRUCTION WORK IN THE AFFECTED AREAS.
 - ALL UTILITY SERVICES TO EXISTING RESIDENTIAL AND COMMERCIAL BUILDINGS ADJACENT TO THE PROJECT, THAT ARE TO REMAIN, WILL BE MAINTAINED DURING SITE CONSTRUCTION UNTIL THE REPLACEMENT UTILITIES ARE FULLY OPERATIONAL AND ACCEPTED BY THE APPROPRIATE AUTHORITY. THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO THE BUILDING OWNERS OF ANY TEMPORARY INTERRUPTIONS OF SERVICES. TEMPORARY INTERRUPTIONS MAY BE NEEDED TO CONNECT THE EXISTING SERVICES TO THE NEWLY CONSTRUCTED UTILITIES AND TO TEST THE NEW UTILITIES.
 - THE CONTRACTOR IS RESPONSIBLE TO ENSURE SHUT OFF, DISCONNECT, AND/OR CAPPING OF ALL UTILITIES TO THE SITE INCLUDING, BUT NOT LIMITED TO, WATER, SEWER, ELECTRIC, CABLE, TELEPHONE, ETC. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL UTILITY SHUT OFFS AND LETTERS, OBTAINING ALL PERMITS TO COMPLETE ALL PHASES OF THE PROJECT AND TO PROVIDE PERIMETER CHAIN LINK FENCING (MIN. 6' HIGH) AND SILT FENCING (MIN. 3' HIGH) FOR THE DURATION OF THE DEMOLITION PROJECT. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CONSTRUCTION ENTRANCE WITH A SOIL DECONTAMINATION STATION AND MAINTAINING SITE SECURITY. AN APPROVED SOIL EROSION & SEDIMENT CONTROL PLAN WILL BE PROVIDED UPON REQUEST.
 - ALL SUITABLE MATERIAL SHALL BE CRUSHED AND STOCKPILED ON SITE. MATERIAL SHALL BE SEPARATED FROM SITE BY STOCKPILING ON JUM CLEAR PLASTIC. MATERIAL TO BE CRUSHED TO SPECIFICATION PROVIDED BY GEOTECHNICAL ENGINEER FOR STRUCTURAL FILL.



DESIGNED BY: CTD		REVIEWED BY: SS		RELEASED BY: SM	
DATE: 3/12/2021		DATE: 3/12/2021		DATE: 3/12/2021	
PROJECT NUMBER: LD19-153		DATE: 03/11/2021		SCALE: 1"=10'	
SHEET 2 OF 10		PROJECT NUMBER: LD19-153		DATE: 03/11/2021	
SCALE: 1"=10'		PROJECT NUMBER: LD19-153		DATE: 03/11/2021	
SHEET 2 OF 10		PROJECT NUMBER: LD19-153		DATE: 03/11/2021	

EXISTING CONDITIONS AND DEMOLITION PLAN

PRELIMINARY & FINAL MAJOR SITE PLAN

TOMPKINS STREET APARTMENTS

BLOCK 6 - LOT 36.01

SITUATED IN TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

MATRIXNEWORLD

Engineering Progress

Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.

442 State Route 35, Second Floor

Easton, New Jersey 07724

WBE / DBE

NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA27962300

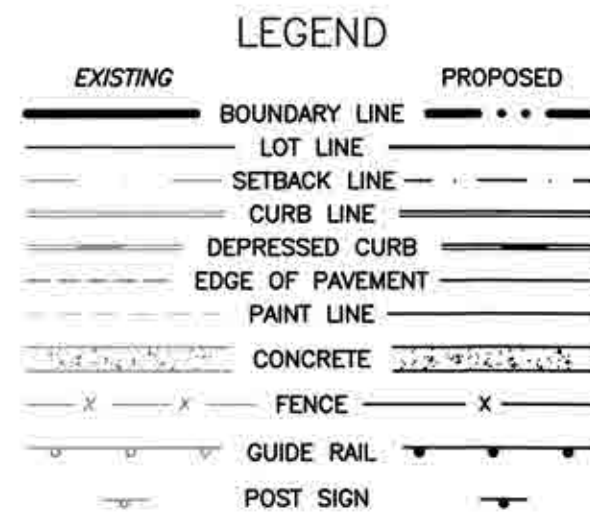
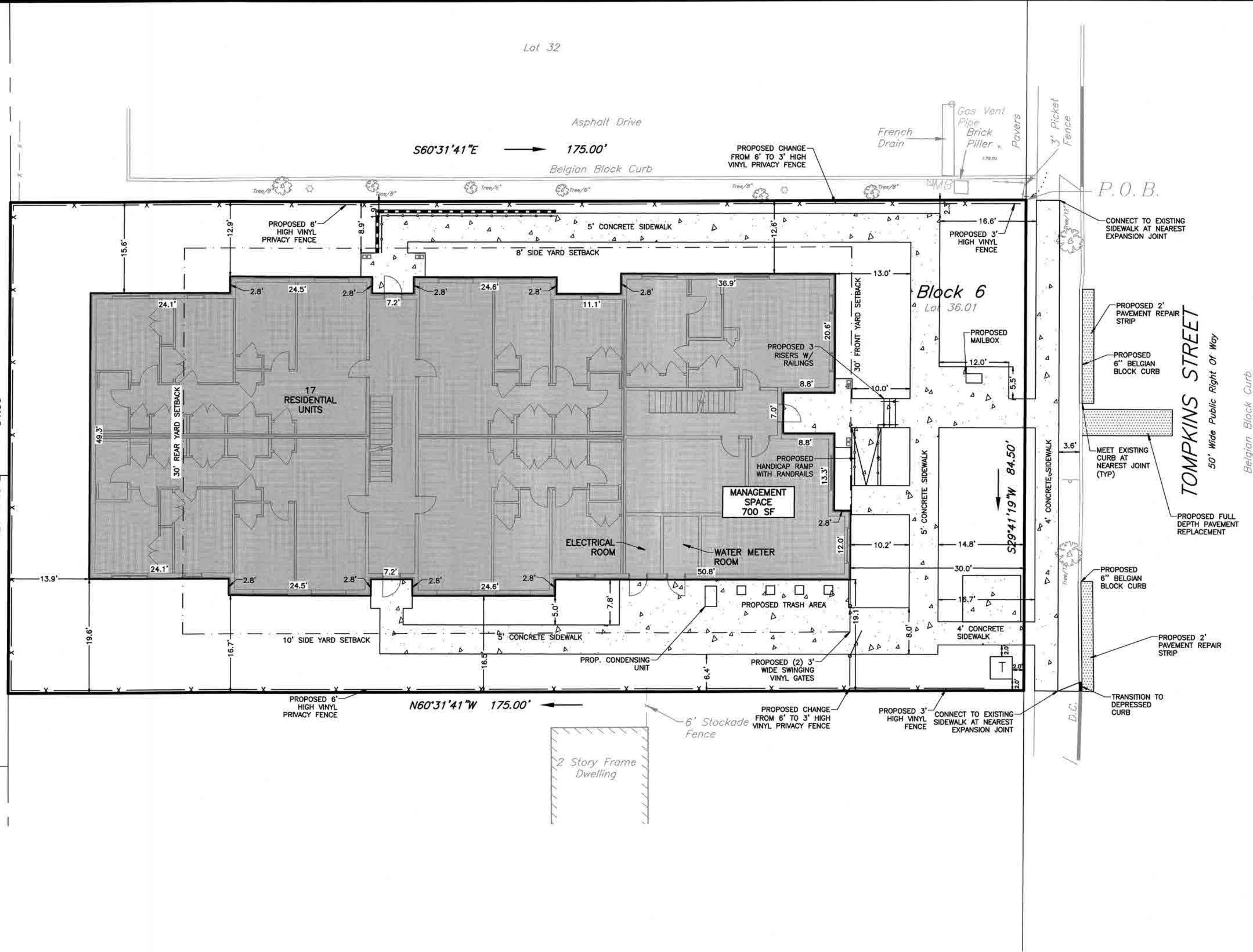
SEAN M. SAVAGE, P.E.

NEW JERSEY PROFESSIONAL ENGINEER

LICENSE NO. 24GEM451000

3/12/2021

DATE



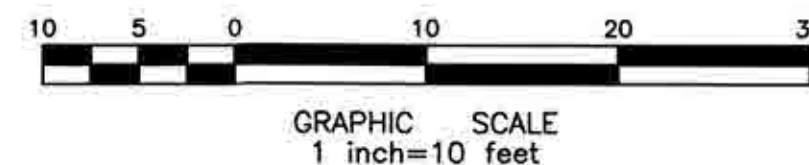
SITE LAYOUT NOTES

- THIS PROJECT CONSISTS OF 1 RESIDENTIAL BUILDINGS, (17 HOUSING UNITS), 700 SF OF MANAGEMENT SPACE AND ASSOCIATED INFRASTRUCTURE. THE PROPOSED USE IS PERMITTED WITHIN THE MULTIFAMILY RESIDENTIAL (R-M) ZONE.
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- HORIZONTAL DATUM: NAD 83; VERTICAL DATUM: NAVD 88.
- THE CONTRACTOR SHALL PERFORM ALL WORK IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEANUP WITHIN THE CONSTRUCTION AREA AND SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH ANY LOCAL, STATE OR FEDERAL REGULATIONS.
- ANY DAMAGE TO PUBLIC STREETS, CURBS, SIDEWALKS AND UTILITIES AS A RESULT OF SITE CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY WITHIN THE PROJECT FOR THE PROTECTION AND THE SAFETY OF THE PUBLIC AND MAINTAIN THROUGHOUT CONSTRUCTION.
- ALL SIGNAGE TO BE POSTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF TRANSPORTATION-FEDERAL HIGHWAY ADMINISTRATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), LATEST EDITION.
- ALL CURB AND SIDEWALKS SHALL CONFORM TO STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS.
- ALL PROPOSED CURBING TO BE BELGIAN BLOCK CURB.
- ALL CONNECTIONS WITH EXISTING PAVEMENTS, CURBS, SIDEWALKS, ETC SHALL BE SAW CUT.
- ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
- THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH NEW JERSEY ADMINISTRATIVE CODE, TITLE 5, CHAPTER 21, "RESIDENTIAL SITE IMPROVEMENT STANDARDS", LATEST EDITION.
- SEE LANDSCAPE PLANS FOR DETAILS ON LANDSCAPING AND PLANTING MATERIALS.
- SEE ARCHITECT'S PLANS FOR BUILDING ELEVATIONS, FLOOR PLANS.

NOTICE TO CONTRACTOR

ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY, IN THE FIELD, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY EFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT PRIOR TO THE START OF CONSTRUCTION.



DESIGNED BY:		REVIEWED BY:		RELEASED BY:		NO.		DESCRIPTION		REVISIONS	
CTD		SS		SMS							

SEAN M. SAVAGE, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 24604451000
3/12/2021
DATE

MATRIXNEWORLD
Engineering Progress
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WBE / DBE
NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA27962300

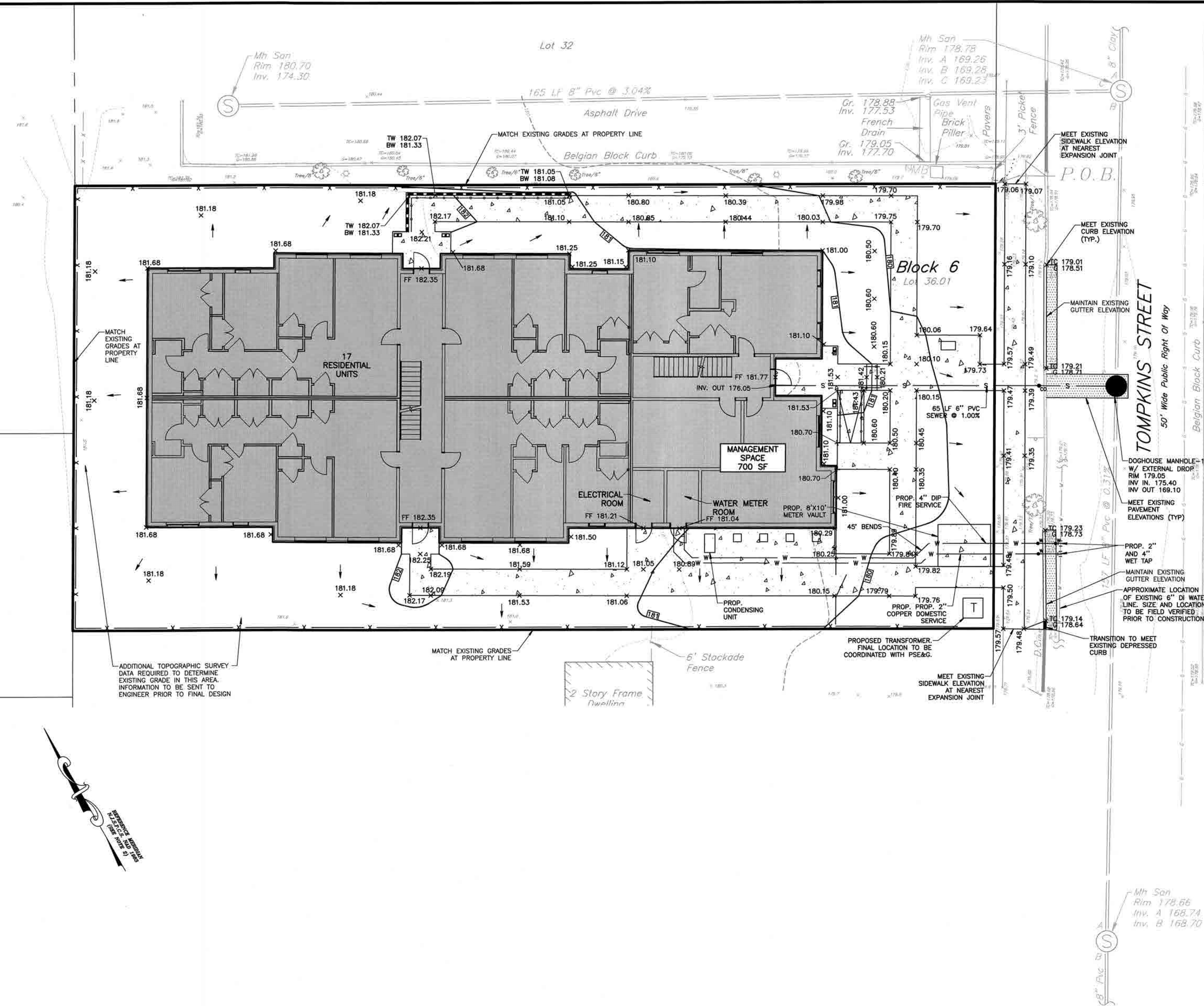
GEOMETRY PLAN
PRELIMINARY & FINAL MAJOR SITE PLAN
TOMPKINS STREET APARTMENTS
BLOCK 6 - LOT 36.01
SITUATED IN
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

PROJECT NUMBER: LD19-153
DATE: 03/11/2021
SCALE: 1"=10'
SHEET 3 OF 10

NOTICE TO CONTRACTOR

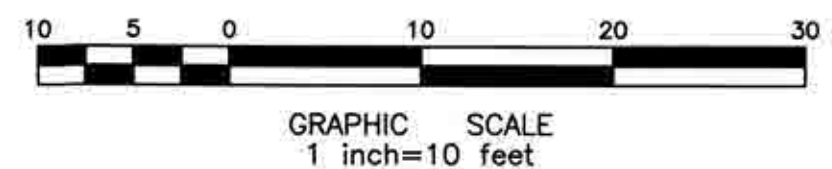
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LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
LOT LINE	LOT LINE
SETBACK LINE	SETBACK LINE
CURB LINE	CURB LINE
DEPRESSED CURB	DEPRESSED CURB
EDGE OF PAVEMENT	EDGE OF PAVEMENT
PAINT LINE	PAINT LINE
CONCRETE	CONCRETE
FENCE	FENCE
GUIDE RAIL	GUIDE RAIL
RETAINING WALL/BULKHEAD	RETAINING WALL/BULKHEAD
TREE LINE	TREE LINE
CONTOURS	CONTOURS
MINOR	MINOR
MAJOR	MAJOR
SPOT ELEVATION	SPOT ELEVATION
HIGH POINT ELEVATION	HIGH POINT ELEVATION
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GUTTER ELEVATION	GUTTER ELEVATION
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GRATE ELEVATION	GRATE ELEVATION
RIM ELEVATION	RIM ELEVATION
TOP OF WALL	TOP OF WALL
BOTTOM OF WALL	BOTTOM OF WALL
FINISHED FLOOR ELEV.	FINISHED FLOOR ELEV.
GARAGE FLOOR ELEV.	GARAGE FLOOR ELEV.
DRAINAGE RUNOFF DIRECTION	DRAINAGE RUNOFF DIRECTION
ROOF DOWNSPOUT	ROOF DOWNSPOUT
SANITARY CLEANOUT	SANITARY CLEANOUT
WATER MAIN	WATER MAIN
WATER VALVE	WATER VALVE
WATER VALVE RESET	WATER VALVE RESET
WATER METER	WATER METER
FIRE HYDRANT	FIRE HYDRANT
GAS MAIN	GAS MAIN
GAS VALVE	GAS VALVE
GAS VALVE RESET	GAS VALVE RESET
GAS METER	GAS METER
TELEPHONE	TELEPHONE
CABLE TELEVISION	CABLE TELEVISION
ELECTRIC CONDUIT	ELECTRIC CONDUIT
OVER HEAD WIRE	OVER HEAD WIRE
UTILITY POLE	UTILITY POLE
GUY ANCHOR	GUY ANCHOR

- GENERAL NOTES**
- PROJECT KNOWN AND DESIGNATED AS TAX MAP LOT(S) 36.01; BLOCK 6, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF THE TOWNSHIP OF WEST ORANGE, SITuated MAP SHEET 21.
 - LOT INFORMATION FOR BLOCK 6, LOT 36.01 BASED UPON A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOT 36.01, BLOCK 6, TOMPKINS STREET, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," AS PREPARED BY MATRIX NEW WORLD ENGINEERING, DATED 09/14/2020.
 - HORIZONTAL DATUM: NAD 83. VERTICAL DATUM: NAVD 83.
 - CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND SHALL CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES ARE THE OBLIGATION OF THE CONTRACTOR.
- GRADING NOTES**
- ALL PROPOSED ON-SITE CURBING TO BE VERTICAL, BELGIAN BLOCK CURB WITH 8" REVEAL, UNLESS OTHERWISE STATED.
 - ALL CURBS SHALL BE FLUSH AT CROSSINGS AND CONFORM TO APPLICABLE STATE AND FEDERAL BARRIER FREE DESIGN STANDARDS. LOCAL, STATE, AND FEDERAL REGULATIONS.
 - ADA DESIGNATED AREAS ARE TO CONFORM TO THE ACCESSIBILITY STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
 - ALL WALKWAYS TO HAVE A MAXIMUM CROSS SLOPE OF 2% AND RUNNING SLOPE OF 5% UNLESS OTHERWISE NOTED. SIDEWALK/WALKWAY RISERS MUST BE GREATER THAN 4" AND LESS THAN 8".
 - ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 3:1 (3 HORIZONTAL, 1 VERTICAL) SLOPE UNLESS OTHERWISE NOTED.
 - ALL GRADING IN PAVEMENT AREAS SHALL BE GREATER THAN 1% UNLESS OTHERWISE NOTED.
 - POSITIVE DRAINAGE TO BE MAINTAINED FROM ALL BUILDINGS IN ACCORDANCE WITH APPLICABLE REGULATIONS AND BUILDING CODE.
 - FLOOR ELEVATIONS, ADJACENT GRADE, DOORWAY LOCATIONS AND ELEVATIONS SHALL BE CONFIRMED WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
 - ALL EXCAVATED SOIL TO BE DISPOSED SHALL BE PROPERLY CLASSIFIED, HANDLED, AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
 - ALL IMPORTED SOILS MUST BE CERTIFIED CLEAN FILL IN ACCORDANCE WITH THE NJDEP TECHNICAL REQUIREMENTS NJAC 7:26E. IMPORTED SOILS SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL SUBSURFACE INVESTIGATION REPORT. ALL IMPORTED MATERIAL REQUIRES APPROVAL BY OWNER PRIOR TO PLACEMENT ON-SITE.
 - ALL GRASSED AREAS TO HAVE A MINIMUM OF 4" CLEAN TOP SOIL WHEN SOD IS BEING INSTALLED, OR 6" CLEAN TOP SOIL FOR SEEDING APPLICATIONS.
 - ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
- UTILITY NOTES**
- ALL PUBLIC UTILITY AND SERVICE CONNECTIONS TO BUILDINGS SHALL BE INSTALLED UNDERGROUND.
 - ELECTRICAL, TELEPHONE, CATV AND ALL OTHER WIRE-SERVED UTILITY EXTENSIONS AND SERVICES SHALL BE INSTALLED UNDERGROUND IN CONFORMANCE WITH THE STANDARDS ESTABLISHED BY THE SERVING UTILITY COMPANY.
 - GAS AND ELECTRIC SERVICE CONDUITS AND STRUCTURES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND PROVIDED DESIGN BY PSE&G. THE CONTRACTOR SHALL PROVIDE RECORD AS-BUILT PLANS OF ALL CONDUITS AND STRUCTURES TO THE PSE&G PROJECT ENGINEER AND THE PROJECT OWNER.
 - TELEPHONE AND CATV SERVICE CONDUIT AND STRUCTURES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF VERIZON TELEPHONE AND COMCAST CABLE. THE CONTRACTOR SHALL PROVIDE RECORD AS-BUILT PLANS OF ALL CONDUITS AND STRUCTURES TO THE VERIZON TELEPHONE AND COMCAST CABLE PROJECT ENGINEERS AND PROJECT OWNERS.
 - THE CONTRACTOR SHALL MAINTAIN FIELD NOTES, PHOTOGRAPHS, AND REDUCED PLANS CLEARLY RECORDING THE LOCATION OF ALL UNDERGROUND INSTALLATIONS. THESE RECORDS SHALL BE PROVIDED TO THE PROJECT ENGINEER UPON REQUEST.
 - CONTRACTOR TO PERFORM TEST PITS TO VERIFY EXISTING UTILITY DEPTHS, SIZES AND LOCATIONS PRIOR TO CONNECTING PROPOSED SEWER AND WATER MAINS TO EXISTING SEWER AND WATER MAINS. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN WRITING OF ANY CONFLICTS SO THAT DESIGN MODIFICATIONS CAN BE MADE IF NECESSARY.
 - ALL CONSTRUCTION IN ROADWAYS TO CONFORM TO THE TOWNSHIP OF WEST ORANGE CONSTRUCTION GUIDELINES FOR STREET OPENINGS AND STANDARDS FOR ROADWAY CONSTRUCTION, LATEST EDITION.
 - PIPE LENGTHS INDICATED ARE MEASURED CENTER TO CENTER OF EACH STRUCTURE.
 - PROPOSED BUILDINGS SHALL BE SERVED BY EXISTING POTABLE WATER AND SANITARY SEWER FROM THE CITY OF WEST ORANGE.
 - SHOP DRAWINGS AND PRODUCT CATALOG INFORMATION FOR ALL WATER, SANITARY SEWER AND STORM SEWER STRUCTURES, CONDUITS, MATERIALS, AND APPURTENANCES, TO BE PROVIDED TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PURCHASING.
 - ANY DAMAGE CAUSED TO THE SEWERAGE AUTHORITY'S SANITARY SEWER SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES (TO BE DETERMINED BY THE AUTHORITY) SHALL BE REPAIRED BY THE CONTRACTOR, AT THE COST OF THE CONTRACTOR AND TO THE AUTHORITY'S SATISFACTION.
 - PRIOR TO ACCEPTANCE, THE SANITARY SEWER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH ESSEX AND UNION COUNTIES RULES AND REGULATIONS, AND WITNESSED AND APPROVED BY THE AUTHORITY ENGINEER.
 - CIRCULAR HOLE SAMS WHICH ARE APPROPRIATELY SIZED OR HAND DRILLS MUST BE USED TO MAKE OPENINGS IN EXISTING SEWERS TO RECEIVE LATERALS, MANHOLEMANS, SEDIMENTERS AND OTHER UNSUITABLE TOOLS OR MACHINERY WHICH MAY DAMAGE THE SEWER MAIN ARE NOT ALLOWED TO BE USED TO MAKE LATERAL OPENINGS. ALL DEBRIS MUST BE REMOVED AND NOT ALLOWED TO FALL INTO THE PIPE.
 - ALL WATER MAINS, WATER SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED, TESTED AND DISINFECTED IN ACCORDANCE WITH NEW JERSEY AMERICAN WATER AND WASTE REQUIREMENTS.
 - ALL WATER SERVICES TO BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLUMBING SUBCODE PROMULGATED BY THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS PURSUANT TO THE STATE UNIFORM CONSTRUCTION CODE ACT (NJAC 8:23-3.15).
 - ALL NEW WATER MAINS SHALL BE LAID WITH A MINIMUM OF 4 FEET OF COVER OVER THE PIPE TO PREVENT FREEZING.
 - SPACING AND LOCATIONS OF HYDRANTS SHALL COMPLY WITH THE FIRE PREVENTION STANDARDS OF THE WATER PURVEYOR AND FIRE OFFICIAL.
 - IN ACCORDANCE WITH N.J.A.C. 7:10-11.10(e), ALL WATER MAINS AND SANITARY SEWER LINES SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 10 FEET. IF SUCH LATERAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN OR WITH SUCH OTHER SEPARATION EXPRESSLY APPROVED BY THE NJDEP. AT CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE SEWER LINE SHALL BE OF WATER-TIGHT CONSTRUCTION (DUCTILE IRON), WITH WATER-TIGHT JOINTS THAT ARE A MINIMUM OF 10 FEET FROM THE WATER MAIN.
 - UNLESS OTHERWISE INDICATED:
 - DIP WATER MAIN SHALL BE CLASS PS350 CEMENT LINED DUCTILE IRON PIPE, (POLYETHYLENE ENCASEMENT)
 - SANITARY SEWER MAINS SHALL BE PVC SDR-35
 - A MARKER STAKE PROTRUDING A MINIMUM OF FOUR FEET ABOVE THE GROUND SURFACE SHALL BE PLACED TO INDICATE THE END OF THE CONSTRUCTION STUBS FOR BUILDING CONNECTIONS, OR STUBS SHALL BE TURNED AND EXTENDED ABOVE GROUND BY FOUR FEET AND CHAPPED.
 - BUILDING ROOF LEADERS AND CLEAR WASTE FROM BUILDING CONNECTION POINTS WILL BE COORDINATED WITH ARCHITECTURAL AND PLUMBING PLANS.



DESIGNED BY:	REVIEWED BY:	RELEASED BY:	DATE:	REV.:	REL.:
CTD	SS	SMU	3/12/2021		

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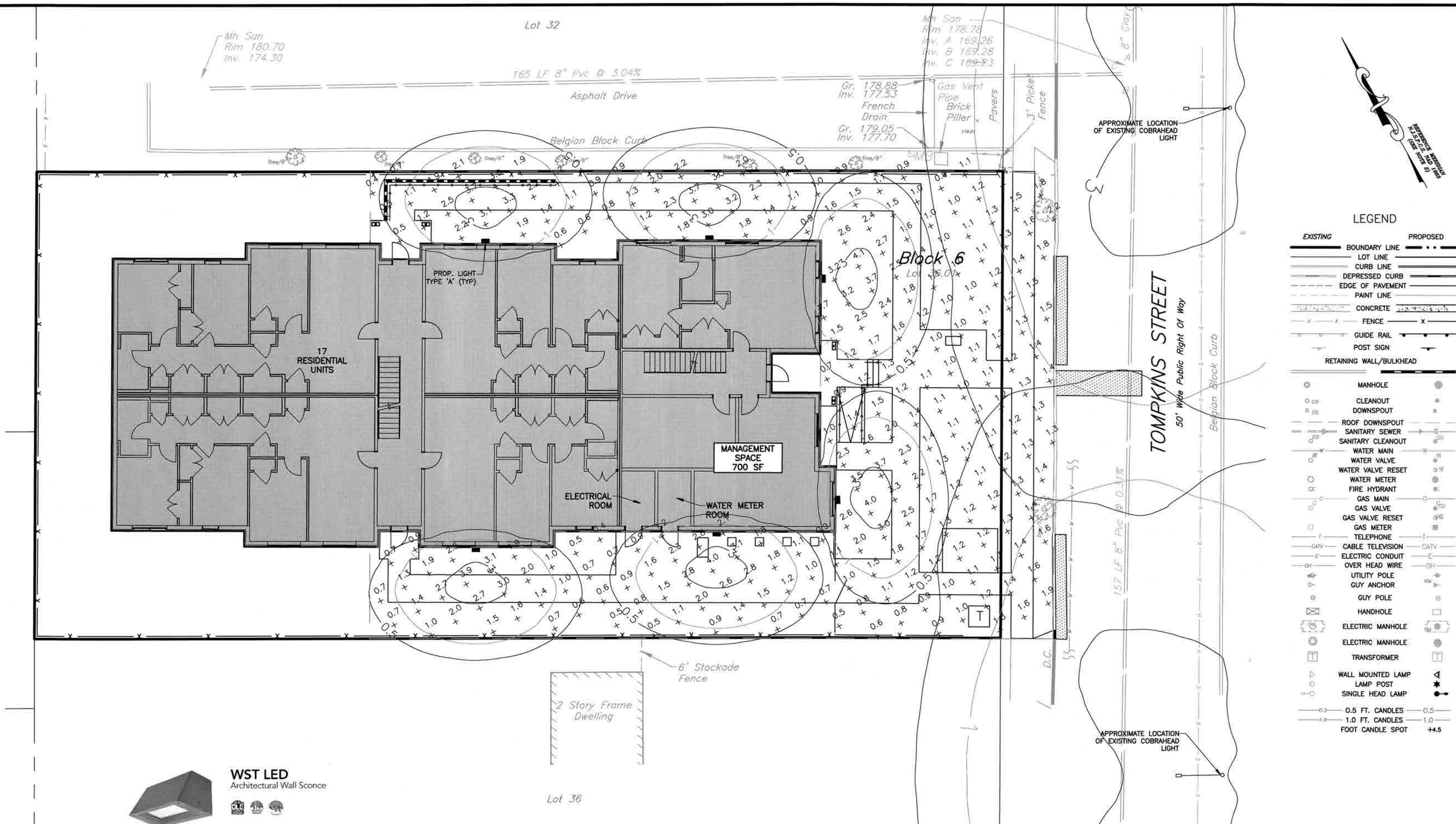
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VIBE / DBE

GRADING AND UTILITY PLAN
PRELIMINARY & FINAL MAJOR SITE PLAN
TOMPKINS STREET APARTMENTS
BLOCK 6 - LOT 36.01
SITUATED IN
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

PROJECT NUMBER: LD19-153
DATE: 03/11/2021
SCALE: 1"=10'
SHEET 4 OF 10

1. THIS PLAN IS TO BE USED FOR LANDSCAPE INSTALLATION PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND RECORD ANY DISCREPANCIES ARE FOUND, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.
2. THE LOCATION OF ALL PLANTS SHOWN ON THE PLANTING PLAN IS APPROXIMATE. THE FINAL LOCATION OF ALL PLANTS AND BEDS SHALL BE DETERMINED BY THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT UNDER NORMAL CONDITIONS, NO SHADE TREE, STREET TREE, ORNAMENTAL FLOWERING TREE OR EVERGREEN TREE SHALL BE PLANTED WITHIN 10' FROM ANY EXISTING OR PROPOSED UTILITY OR OTHER EQUIPMENT UNLESS SPECIFICALLY PLACED BY LANDSCAPE ARCHITECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
4. MINIMUM PLANT MATERIAL PARTIALITY RATIO FOR A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF THE PIT DOESN'T PERCOLATE, THE CONTRACTOR MUST RESEAL THE PIT AND REPEAT THE PERCOLATION PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR MUNICIPALITY PRIOR TO INSTALLATION.
6. ALL PLANT MATERIAL (INCLUDING LAWN) SHALL BE INSTALLED BETWEEN APRIL 1 AND SEPTEMBER 15 OF EACH YEAR.
7. ALL PLANT MATERIAL SHALL BE OF QUALITY STOCK. THEY SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. THE CENTRAL LEADERSHIP SHALL BE RESPONSIBLE FOR INSPECTION AND REJECTION OF THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE.
8. TREES SHALL BE INSTALLED WITHIN SIGHT TRIANGLES OR PARKING AREAS SHALL BE INSTALLED UP TO 4' FROM CURB. SHRUBS TO BE INSTALLED WITHIN SIGHT TRIANGLES OR PARKING AREAS SHALL BE KEPT TO A MAXIMUM HEIGHT OF 30".
9. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT SCHEDULE AND THE LANDSCAPE PLAN, THE GREATER QUANTITY MATERIAL SHALL SUPERSEDE.
10. QUANTITIES LISTED ON THE PLANT SCHEDULE ARE MINIMUMS. LARGER PLANT MATERIAL IS ACCEPTABLE.
11. ALL PLANTING AREAS (BEDS) ARE TO HAVE A MINIMUM OF 12" OF TOPSOIL.
12. ALL SHRUB MASSSES ARE TO BE PLANTED IN CONTINUOUS MULCH BEDS.
13. ALL BEDS ARE TO HAVE 4" SHREDDED HARDWOOD MULCH APPLIED UNLESS SPECIFIED ON PLAN. MULCH SHALL BE KEPT 4" FROM THE TRUNKS OF ALL PLANTS.
14. PLANTS SHALL BE WATERED ON THE SAME DAY OF INSTALLATION AND THREE DAYS IMMEDIATELY FOLLOWING INSTALLATION. THEREAFTER, TREES SHALL BE WATERED ONCE EACH WEEK FOR THE FIRST YEAR. THE GROUND FREEZES AND THEN CONTINUED ONCE THE GROUND HAS THAWED FOR THE FIRST TWO YEARS FOLLOWING PLANTING. SHRUBS SHALL BE WATERED ON THE SAME SCHEDULE WITH 10 GALLONS OF WATER A WEEK.
15. PERENNIALS, TREES, SHRUBS, PERENNIALS, LAWN, ETC.) SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM INSTALLATION. ALL PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION SHALL BE REMOVED AND REPLACED WITH ANTIQUITY PLANT MATERIAL OF EQUAL OR GREATER SIZE IN THE NEXT PLANTING SEASON BY THE LANDSCAPE CONTRACTOR AT NO CHARGE TO THE OWNER.
16. TREES SHALL BE STAKED AND GUYED ACCORDING TO TREE PLANTING DETAILS.
17. CONTRACTOR SHALL REMOVE STAKING, GUYING AND WRAP AT THE END OF GUARANTEE PERIOD.
18. ALL PLANTING SHALL BE IN ACCORDANCE WITH "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z60.1 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

1. PRUNE TREES TO REMOVE DEAD AND DISEASED WOOD AND TO IMPROVE OVERALL HABIT. PRUNE SHRUBS AS NEEDED, AFTER FLOWERING ONLY.
2. PRUNE MOSTLY ONCE PER YEAR. PRUNE BRANCHES THAT ARE IN A MASS OR TOUCHING EACH OTHER ARE TO BE ALLOWED TO GROW TOGETHER IN ORDER TO BE ABLE TO PERFORM AS A SCREEN, HEDGE OR DECORATIVE DESIGNED.
3. FERTILIZE WITH 2:1:1 RATIO AT 2-3 LBS. ANNUAL NITROGEN PER 1,000 S.F. FERTILIZE IN THE SPRING ONLY.
4. ADD COMPOST OR MANURE TO BEDS FOR SPECIFIC DISEASES OR INSECT PESTS. CONSULTATION WITH A NJ CERTIFIED TREE EXPERT IS RECOMMENDED.
5. WEED ALL BEDS AS NEEDED TO KEEP WELL GROOMED.
6. REMOVE DEAD BRANCHES FROM TREES AND SHRUBS.
7. SPADE-CUT BED EDGES SHALL BE "SPICE-CUT" DEEP EACH SPRING AND CUT MATERIAL SHALL BE REMOVED FROM SITE.
8. RENEW SHREDDED HARDWOOD MULCH TO A TOTAL DEPTH OF 4" YEARLY.
9. REMOVE ALL DEAD PLANT MATERIAL FROM THE DEEP AREAS AND WALKS.
10. REPLACE ALL DEAD PLANT MATERIAL WITHIN THE NEXT GROWING SEASON.



WST LED
Architectural Wall Sconce

Specifications

Luminaire
Height: 6-1/2"
Width: 17"
Depth: 10-3/16"
Weight: 20 lbs



Optional Back Box (PBBW)

Height: 8.49"
Width: 17.01"
Depth: 1.70"



Optional Back Box (BBW)

Height: 4"
Width: 17.01"
Depth: 1.70"



LIGHT FIXTURE 'A' DETAIL
NOT TO SCALE

NOTES:
1. LIGHT FIXTURE TO BE WST LED LIGHT AS PRODUCED BY LITHONIA LIGHTING OR APPROVED EQUAL.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

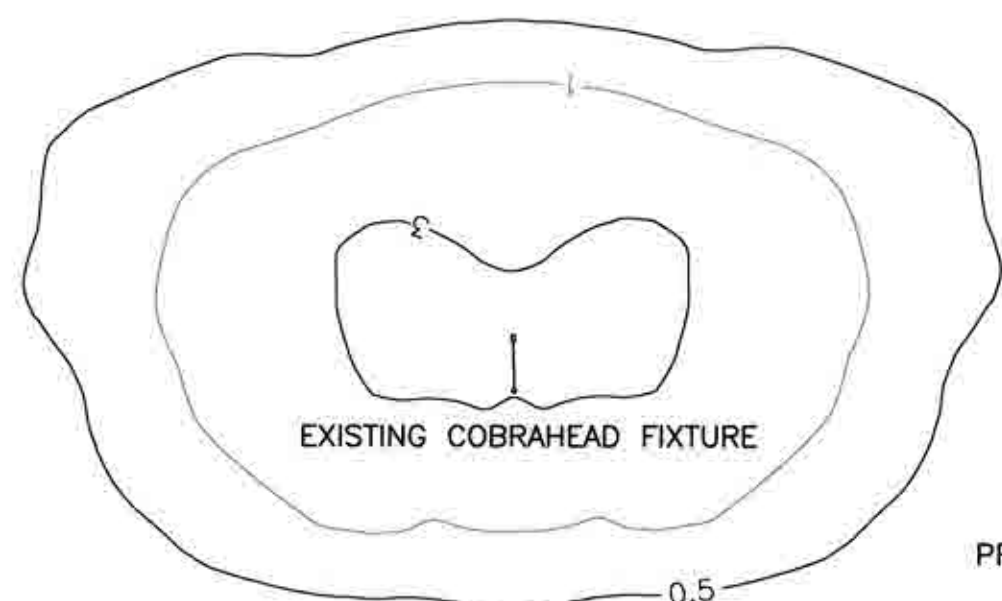
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a [Background] DTL. DTL equipped luminaires meet the A+ specification for luminaire to photocell interoperability.
- This luminaire is part of an A+ Certified solution for RCM™ or XForm™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a [Background] background.

To learn more about A+, visit www.acuitybrands.com/lightplus. See ordering tree for details.

A+ Certified Solutions for RCM require the order of one RCM node per luminaire. Sold Separately. Link to Beams Link to DTL DLS.

LIGHTING SCHEDULE					
Symbol	Qty	Arrangmt.	Total Lum.	Total Watts	Description
A	6	SINGLE	1513	14 LED	LITHONIA WST LED P1 12 LED's TYPE UW, BUILDING MOUNTED, 14.0 FT FROM LED SOURCE TO FINISH GRADE.
EX	2	SINGLE	21149	275	EXISTING HIGH PRESSURE SODIUM COBRA HEAD, 250W LAMP, MOUNTED AT 30 FT

CALCULATION SUMMARY					
UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
FC	1.6	4.1	0.4	3.90	10.25

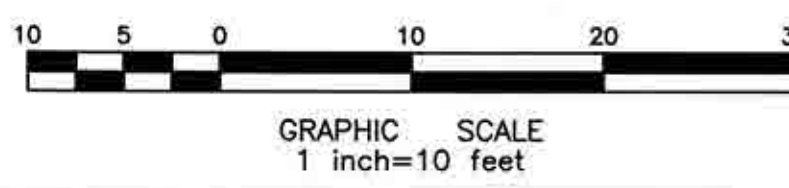


ISOLUX PATTERNS
NOT TO SCALE

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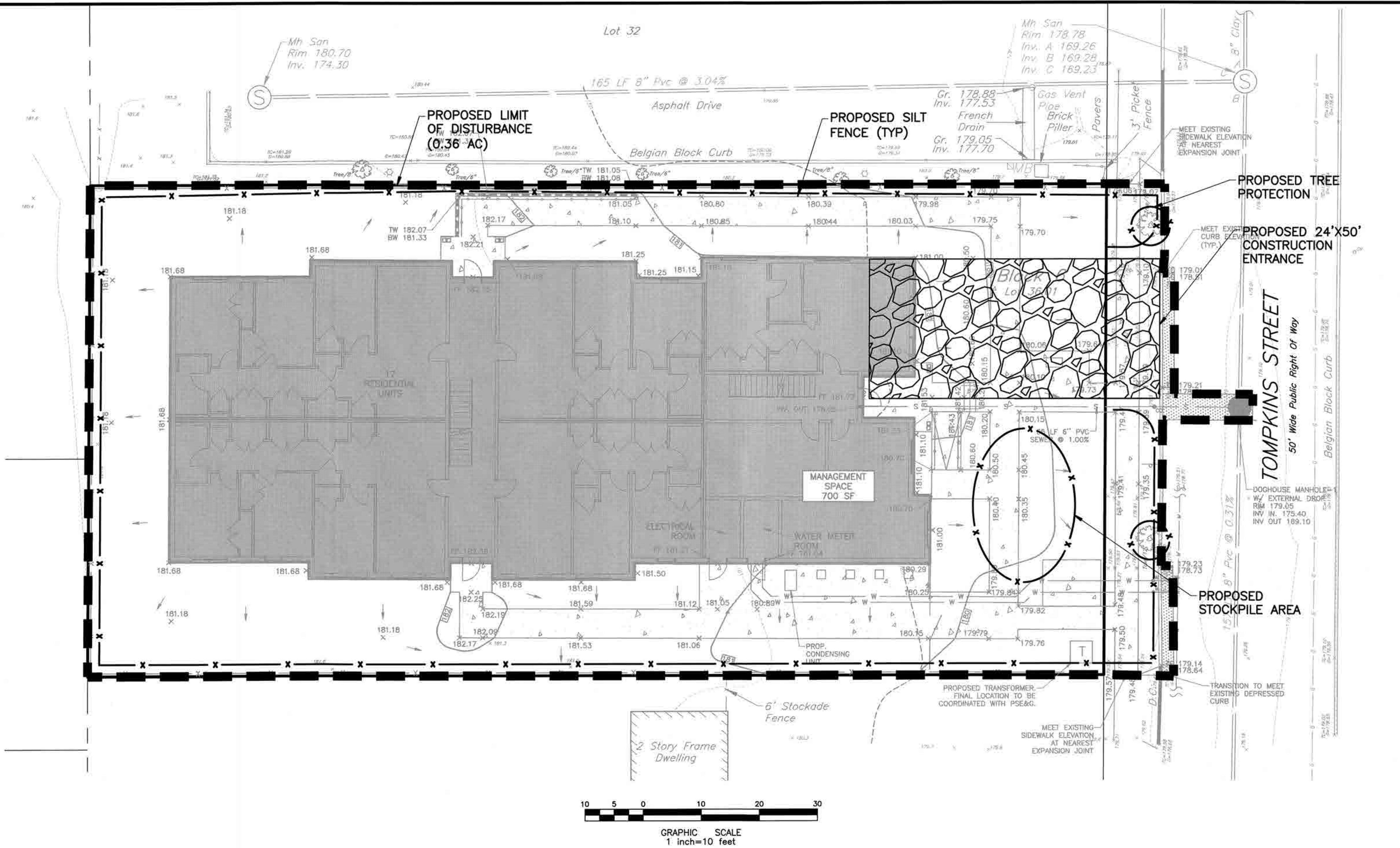
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LIGHTING PLAN

PRELIMINARY & FINAL MAJOR SITE PLAN
TOMPKINS STREET APARTMENTS
BLOCK 6 - LOT 36.01

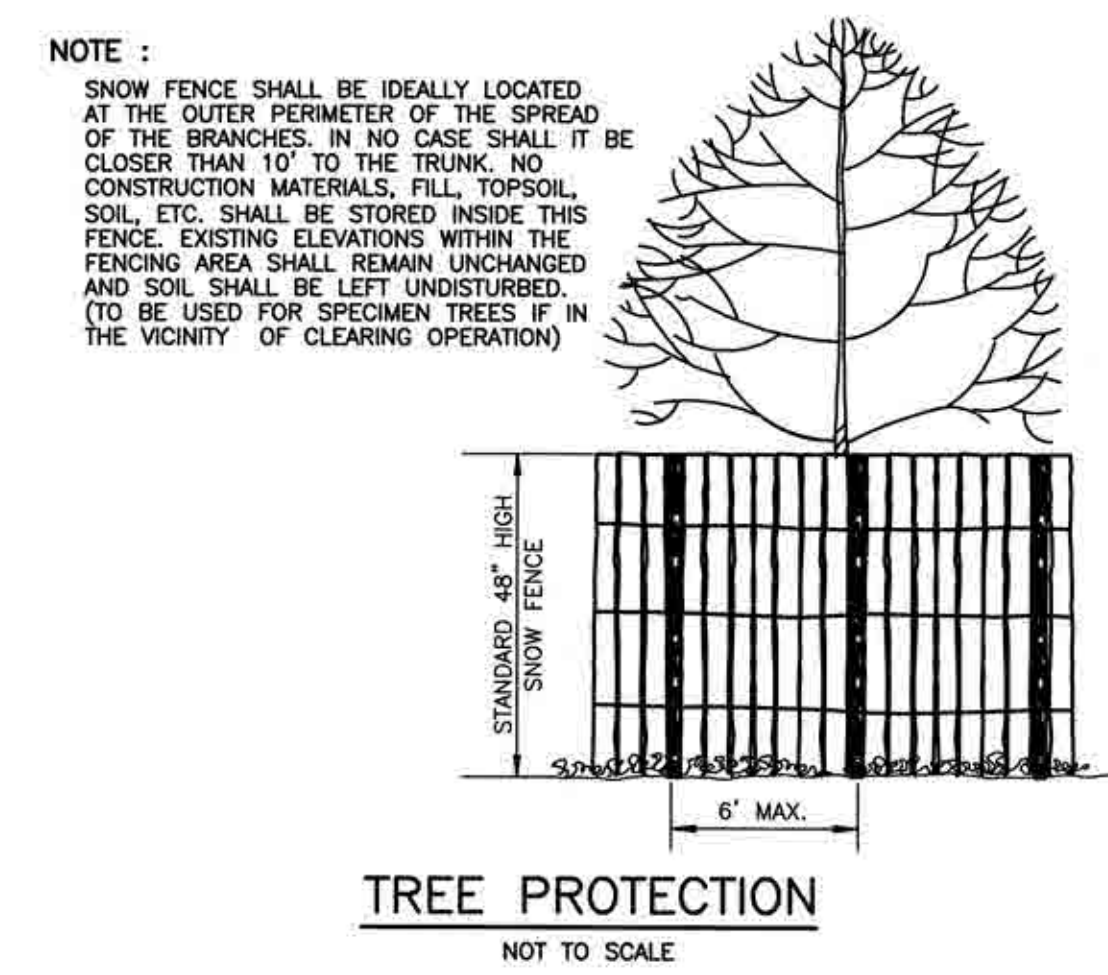
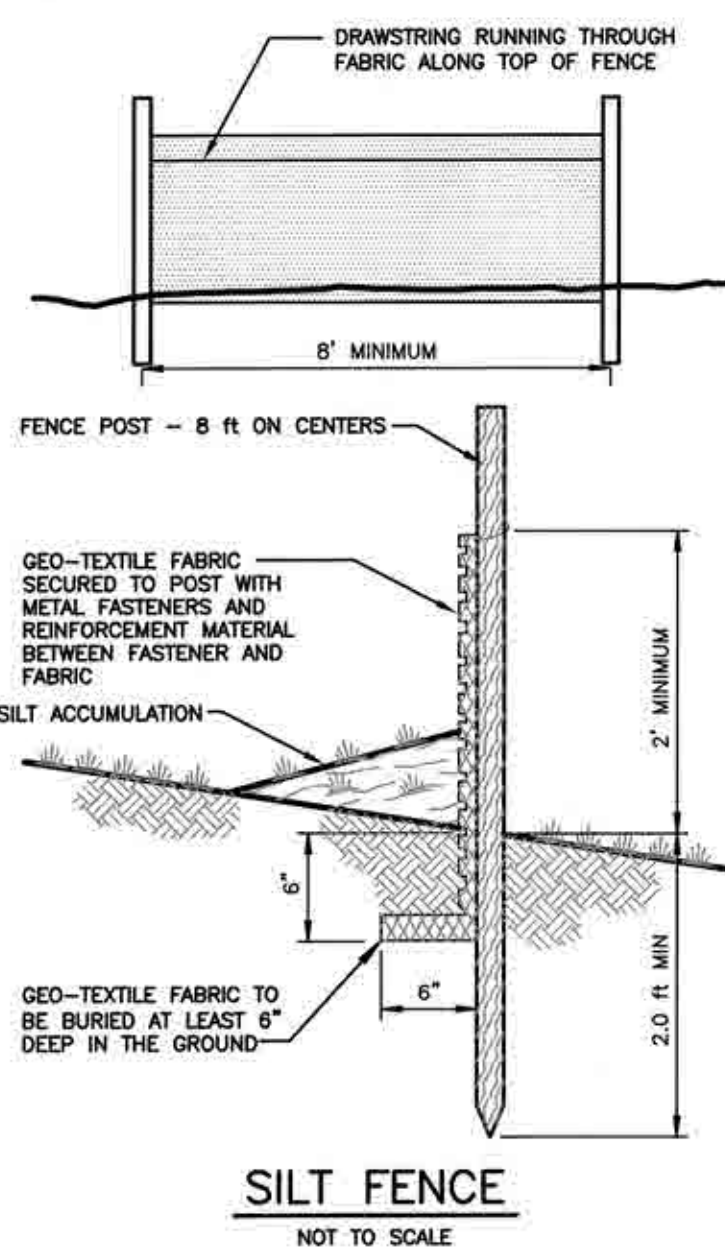
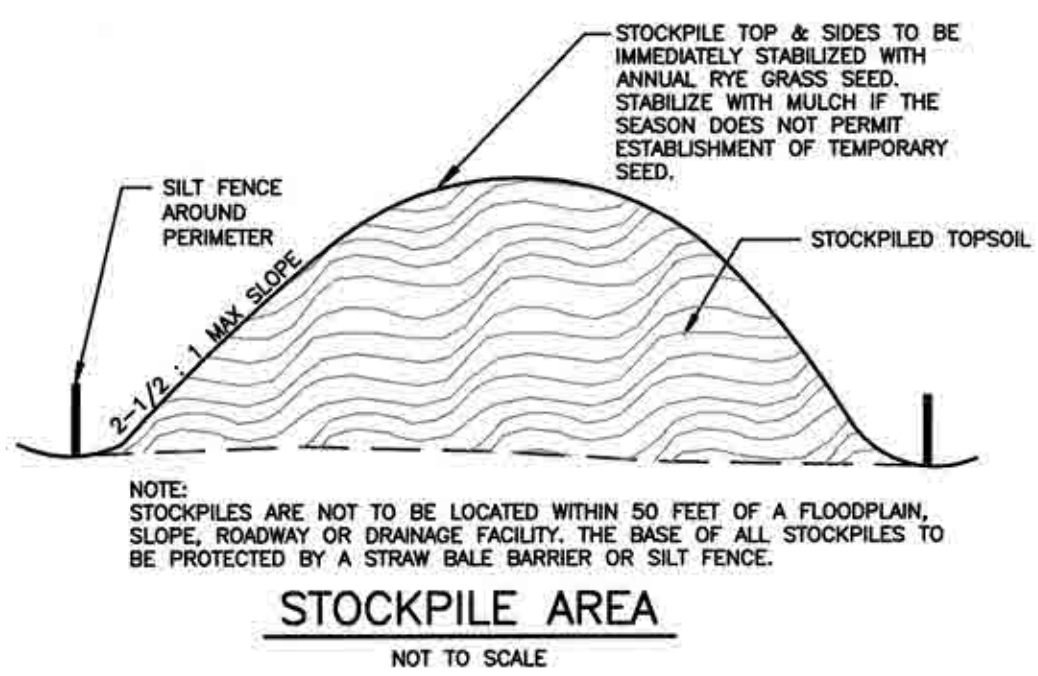
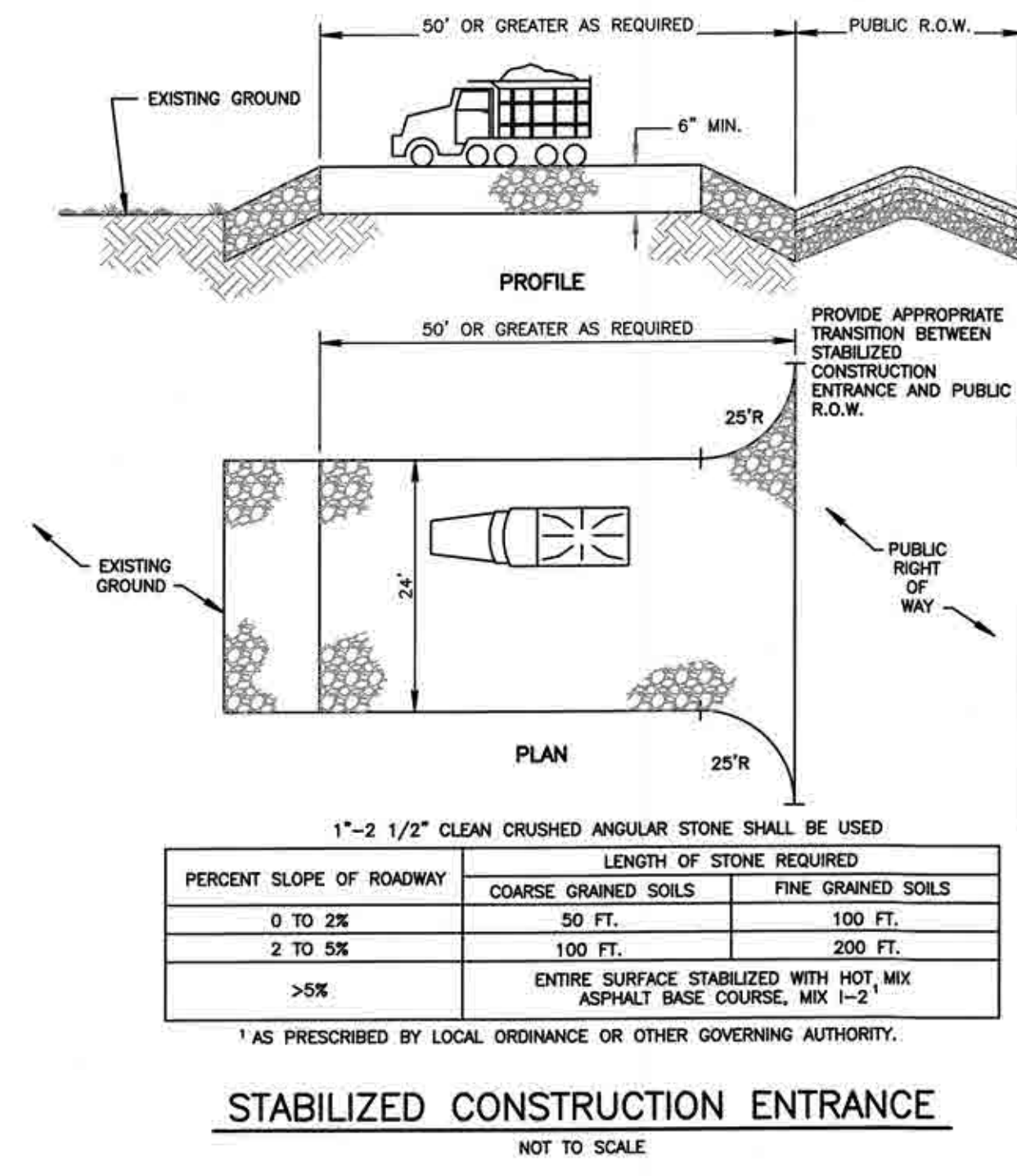
SITUATED IN
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

PROJECT NUMBER: LD19-153
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SCALE: 1"=10'
SHEET 6 OF 10



LEGEND	
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SETBACK LINE	SETBACK LINE
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PAINT LINE	PAINT LINE
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HIGH POINT ELEVATION	HIGH POINT ELEVATION
LOW POINT ELEVATION	LOW POINT ELEVATION
GUTTER ELEVATION	GUTTER ELEVATION
TOP OF CURB ELEVATION	TOP OF CURB ELEVATION
GRATE ELEVATION	GRATE ELEVATION
RIM ELEVATION	RIM ELEVATION
TOP OF WALL	TOP OF WALL
BOTTOM OF WALL	BOTTOM OF WALL
FINISHED FLOOR ELEV.	FINISHED FLOOR ELEV.
GARAGE FLOOR ELEV	GARAGE FLOOR ELEV
DRAINAGE FLOW DIRECTION	DRAINAGE FLOW DIRECTION
MANHOLE	MANHOLE
CLEANOUT	CLEANOUT
DOWNSPOUT	DOWNSPOUT
WATER MAIN	WATER MAIN
WATER VALVE	WATER VALVE
WATER VALVE RESET	WATER VALVE RESET
FIRE HYDRANT	FIRE HYDRANT
GAS MAIN	GAS MAIN
GAS VALVE	GAS VALVE
GAS VALVE RESET	GAS VALVE RESET
GAS METER	GAS METER
UTILITY POLE	UTILITY POLE
GUY ANCHOR	GUY ANCHOR
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
SILT FENCE	SILT FENCE
CONSTRUCTION ENTRANCE	CONSTRUCTION ENTRANCE
PROPOSED TREE PROTECTION	PROPOSED TREE PROTECTION

- SOIL EROSION AND SEDIMENT CONTROL NOTES**
- PROJECT KNOWN AND DESIGNATED AS TAX MAP LOT(S) 36.01; BLOCK 6, AS SHOWN ON THE CURRENT TAX ASSESSMENT MAPS OF THE TOWNSHIP OF WEST ORANGE, TAX MAP SHEET 21.
 - LOT INFORMATION FOR BLOCK 6, LOT 36.01 BASED UPON A SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY, TAX LOT 36.01, BLOCK 6, TOMPKINS STREET, SITUATED IN, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY," AS PREPARED BY MATRIX NEW WORLD ENGINEERING, DATED 09/14/2020.
 - HORIZONTAL DATUM: NAD 83; VERTICAL DATUM: NAVD 88.
 - ALL CONSTRUCTION TRAFFIC TO ENTER/EXIT VIA ENTRANCE ALONG TOMPKINS STREET.
 - TRACKING PADS TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED SESC PLAN. A MINIMUM OF 1 TRACKING PAD(S) MUST BE IN OPERATION AT ALL TIMES. ADDITIONAL TRACKING PADS, CONFORMING TO SESC STANDARDS MAY BE ADDED AS THE CONTRACTOR DEEMS NECESSARY.
 - SOIL STOCKPILES TO BE PLACED AS REQUIRED WITHIN THE PROJECT SITE AND SILT FENCE LIMITS WITH SILT FENCE PLACED AROUND THE PERIMETER IN ACCORDANCE WITH THE SOIL EROSION AND SEDIMENT CONTROL DETAILS.
 - SHOULD ADDITIONAL STOCKPILE AREA BE NEEDED, THE CONTRACTOR SHALL CONFORM TO THE STATE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - ALL CONTRACTORS MUST CALL THE NEW JERSEY ONE CALL SYSTEM (800-272-1000) IN ACCORDANCE WITH THE UNDERGROUND FACILITIES CONTROL ACT LAW PRIOR TO ANY SUBSURFACE ACTIVITY.
 - TRUCK WHEELS WILL BE WASHED AS NECESSARY ON THE TRACKING PAD.
 - THIS PLAN PREPARED TO ADDRESS EROSION AND SEDIMENT CONTROL COMPONENT OF THE STORMWATER POLLUTION PREVENTION PLAN (SPPP) AT TIME OF DESIGN. ALL OTHER COMPONENTS OF THE SPPP AND GENERAL STORMWATER PERMIT NO. NJ00088323 TO BE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR.
 - THIS PLAN IS FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES ONLY. THIS PLAN IS NOT TO BE USED FOR SITE CONSTRUCTION

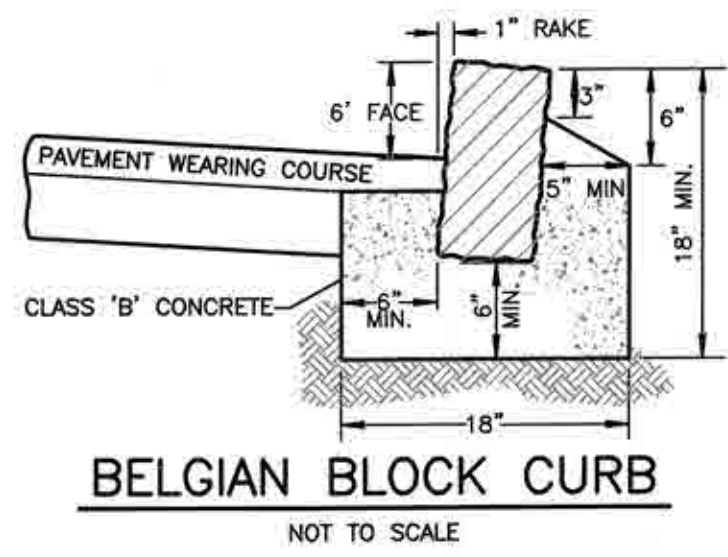


NOTICE TO CONTRACTOR

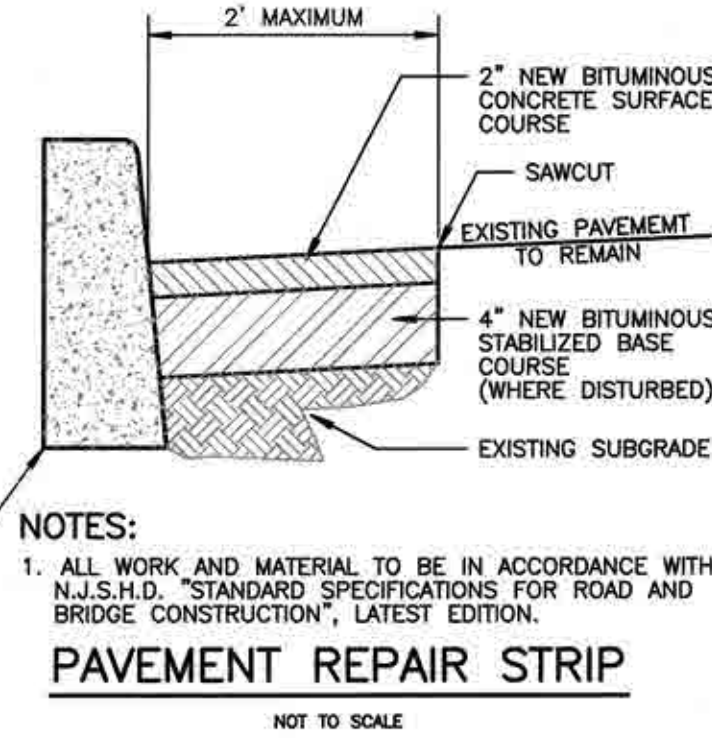
ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE FACT THAT THE APPROXIMATE LOCATIONS OF KNOWN UTILITY STRUCTURES AND FACILITIES THAT MAY BE ENCOUNTERED WITHIN AND ADJACENT TO THE LIMITS OF WORK AREA ARE SHOWN ON THE PLANS. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS NOT GUARANTEED BY THE ENGINEER, AND THE CONTRACTOR IS ADVISED TO VERIFY, IN THE FIELD, ALL THE FACTS CONCERNING THE LOCATION OF THESE UTILITIES AND OTHER CONSTRUCTION OBSTACLES PRIOR TO THE START OF CONSTRUCTION. FURTHER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY DISCREPANCIES WHICH MAY EFFECT THE PROJECT DESIGN.

THE CONTRACTOR SHALL CONTACT NEW JERSEY ONE CALL (1-800-272-1000 OR LATEST NUMBER) FOR UTILITY MARKOUT PRIOR TO THE START OF CONSTRUCTION.

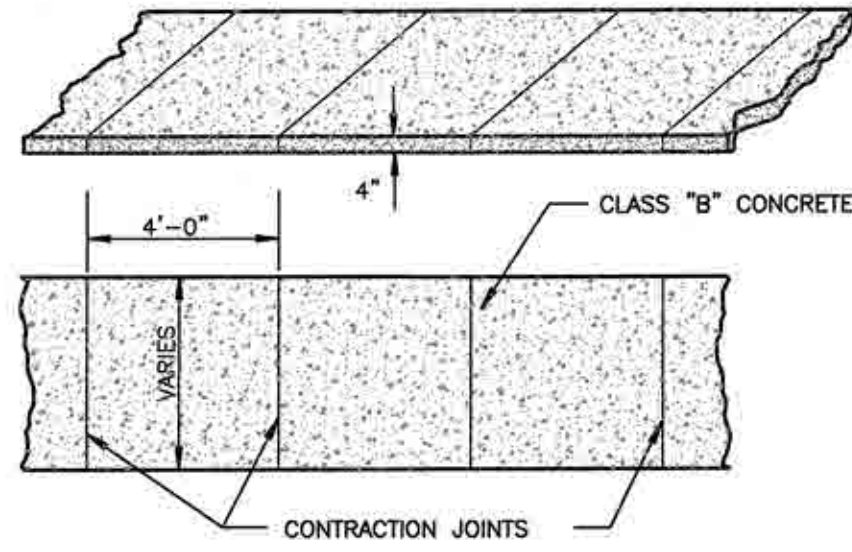
DESIGNED BY:	REVIEWED BY:	RELEASED BY:	DATE:	NO.	DESCRIPTION	REVISIONS
SEAN M. SAVAGE, P.E.	SS	SS	3/12/21			
NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 24604451000						
MATRIXNEWORLD Engineering Progress Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. 442 State Route 35, Second Floor Easton, New Jersey 07724 Tel: 732-688-2989 Fax: 973-240-1818 www.matrixnewworld.com WBE/OBE NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 24GA2792300						
SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS						
PRELIMINARY & FINAL MAJOR SITE PLAN TOMPKINS STREET APARTMENTS BLOCK 6 - LOT 36.01 SITUATED IN TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY						
PROJECT NUMBER: LD19-153						
DATE: 03/11/2021						
SCALE: 1"=10'						
SHEET 7 OF 10						



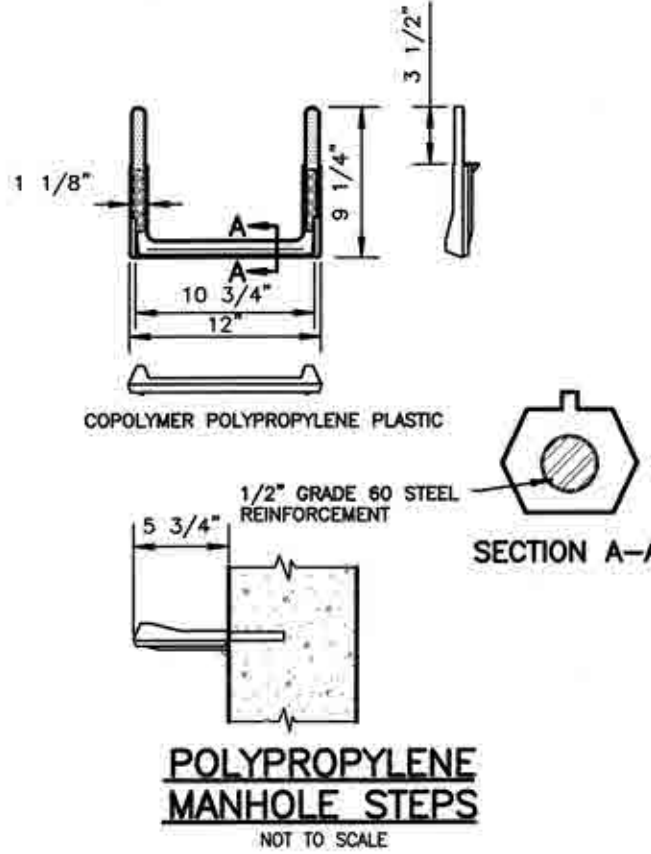
BELGIAN BLOCK CURB
NOT TO SCALE



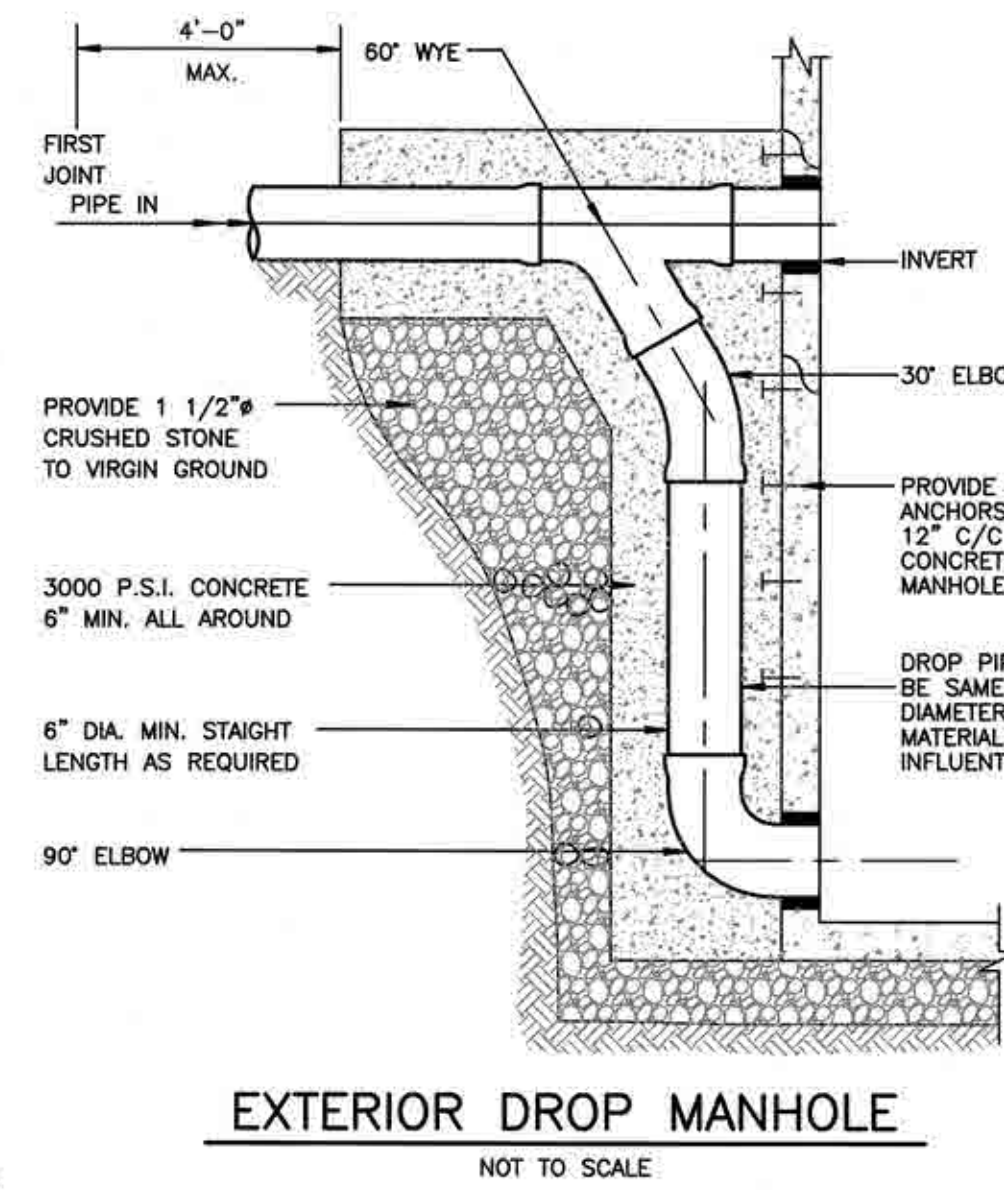
PAVEMENT REPAIR STRIP
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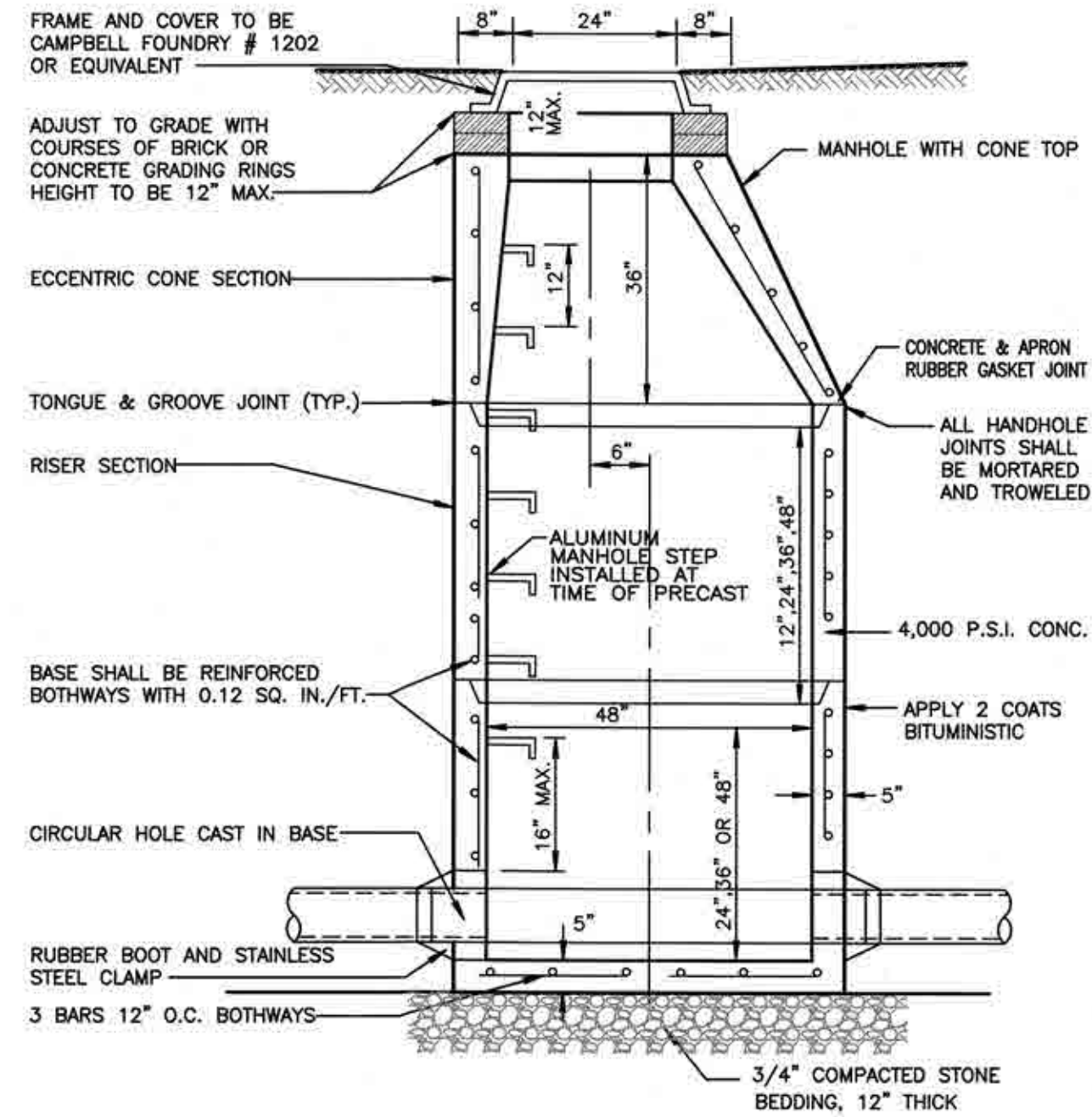
CONCRETE SIDEWALK
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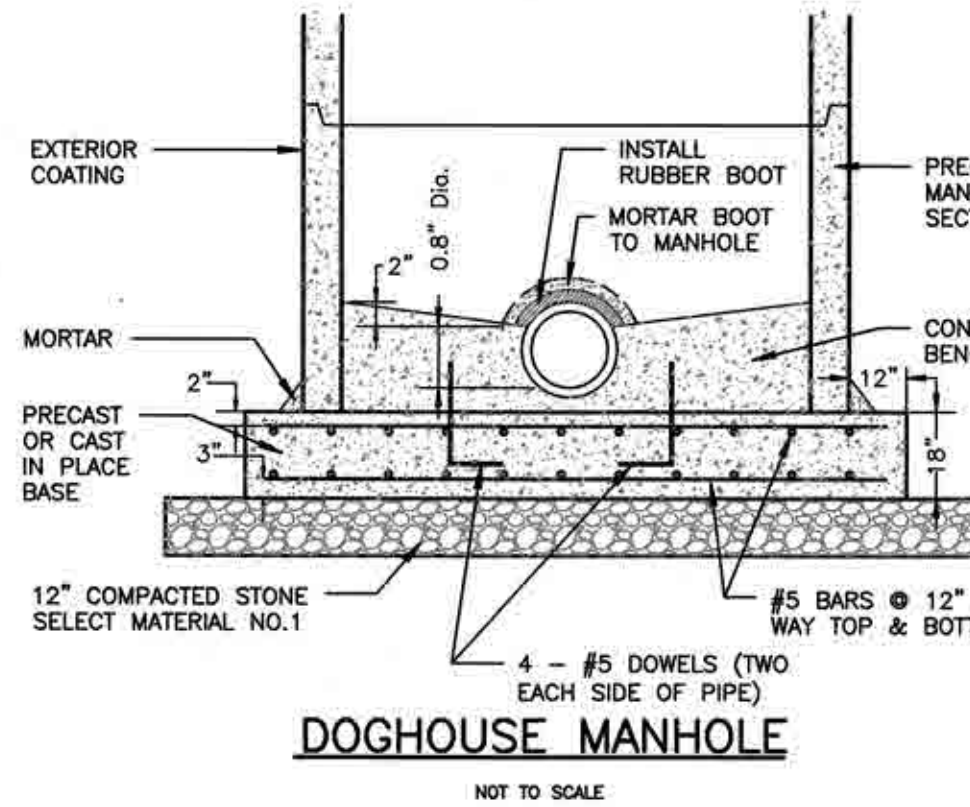
POLYPROPYLENE MANHOLE STEPS
NOT TO SCALE



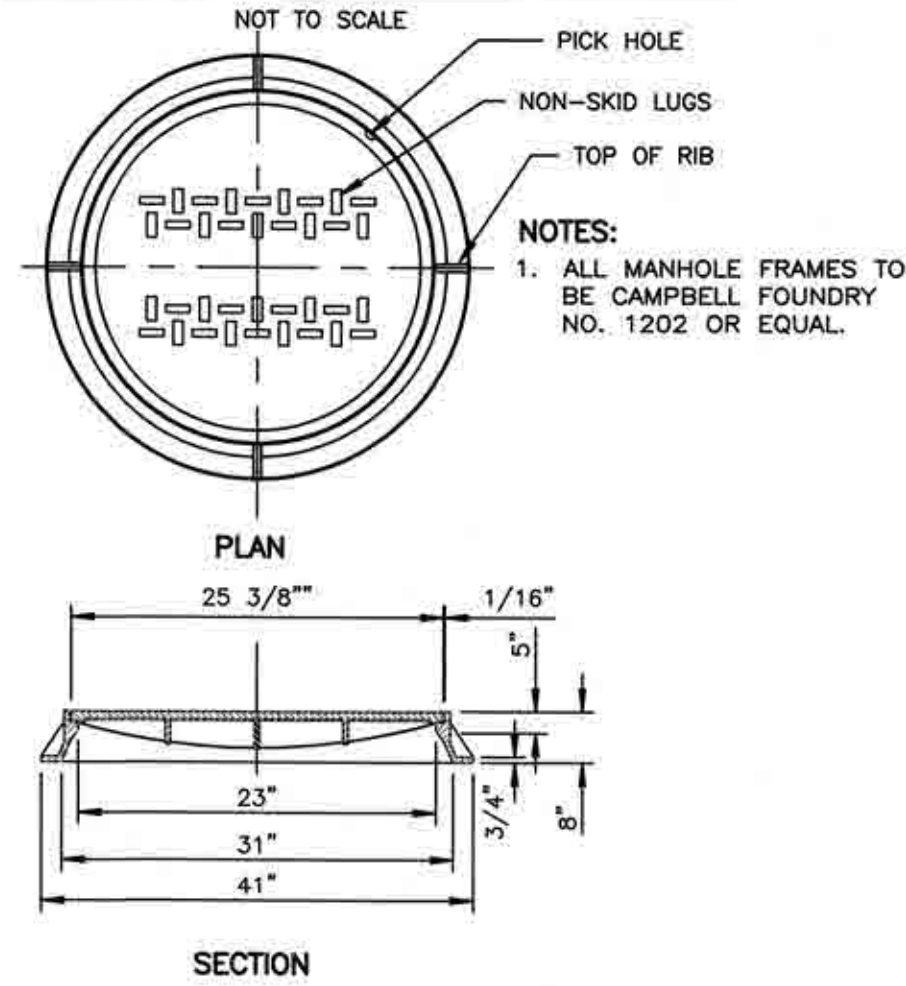
EXTERIOR DROP MANHOLE
NOT TO SCALE



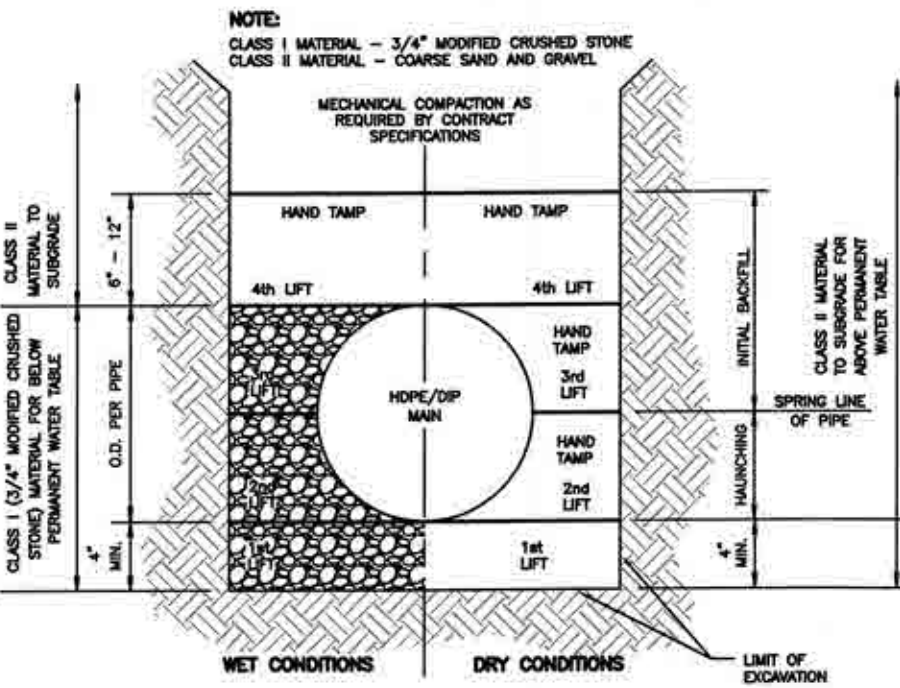
SANITARY PRECAST REINFORCED CONCRETE MANHOLE ASSEMBLY
NOT TO SCALE



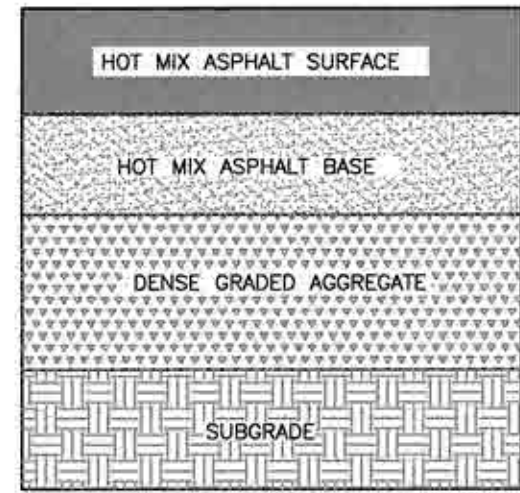
DOGHOUSE MANHOLE
NOT TO SCALE



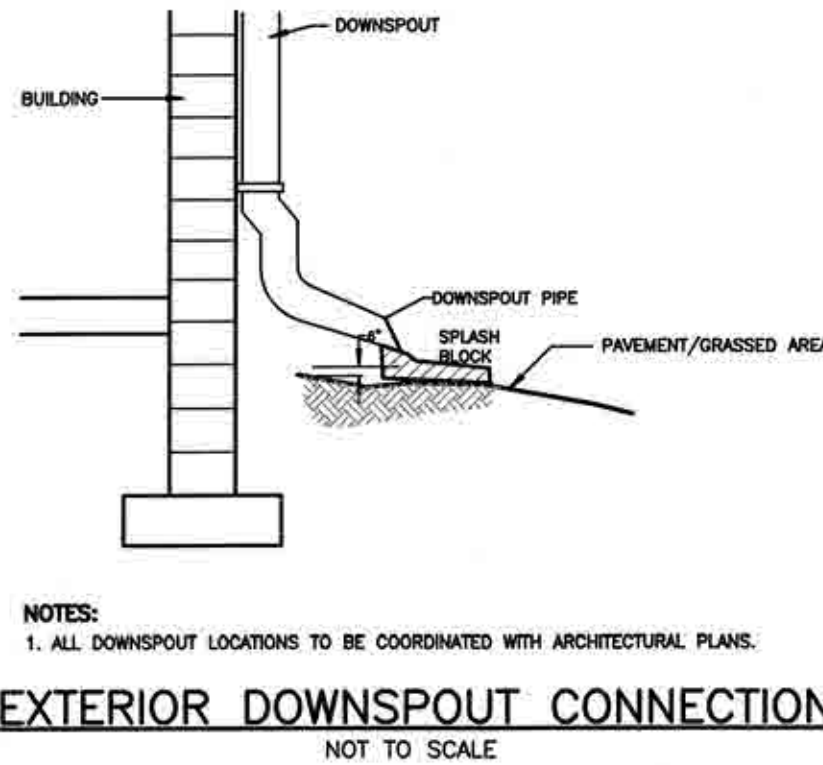
MANHOLE FRAME AND COVER
NOT TO SCALE



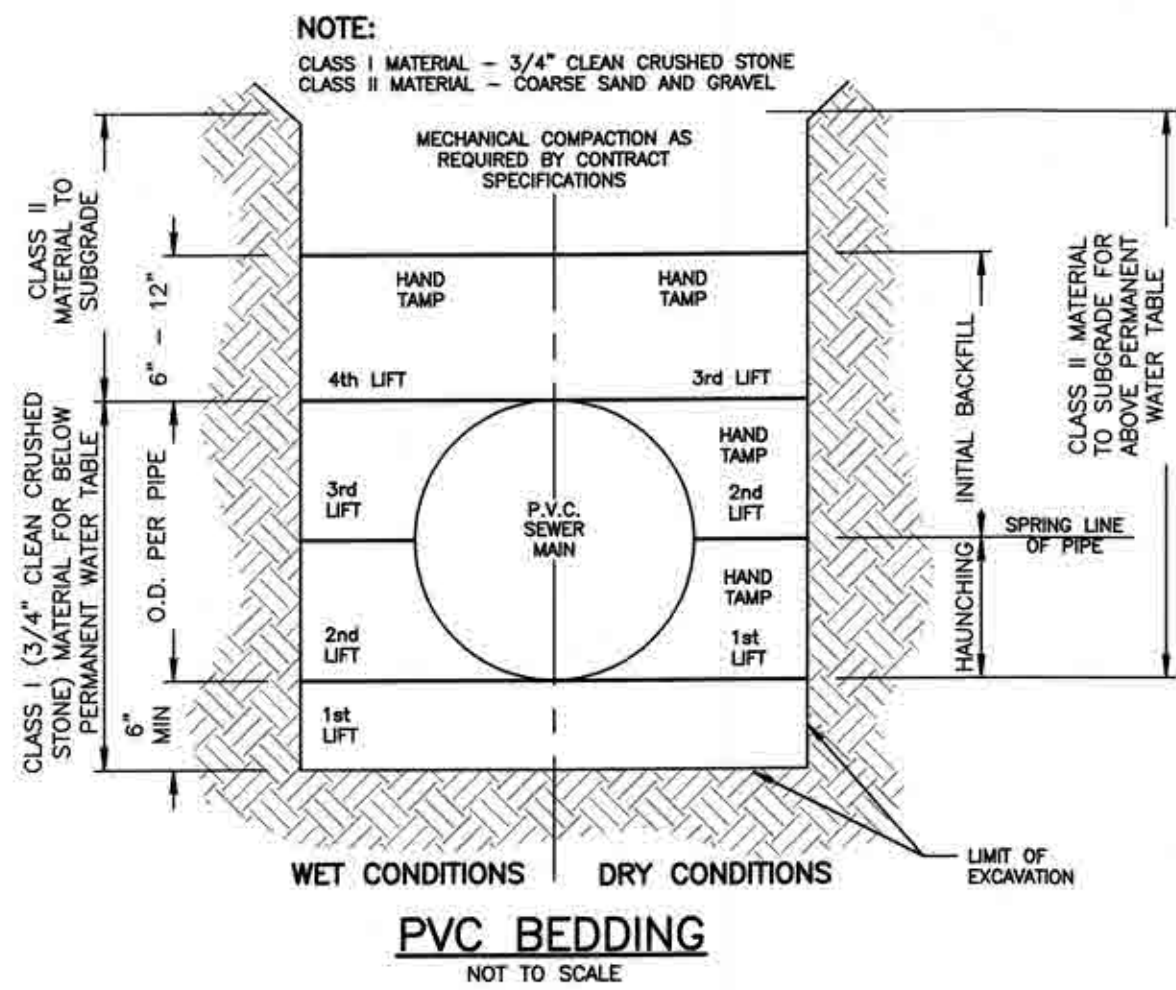
HDPE/DIP BEDDING DETAIL
NOT TO SCALE



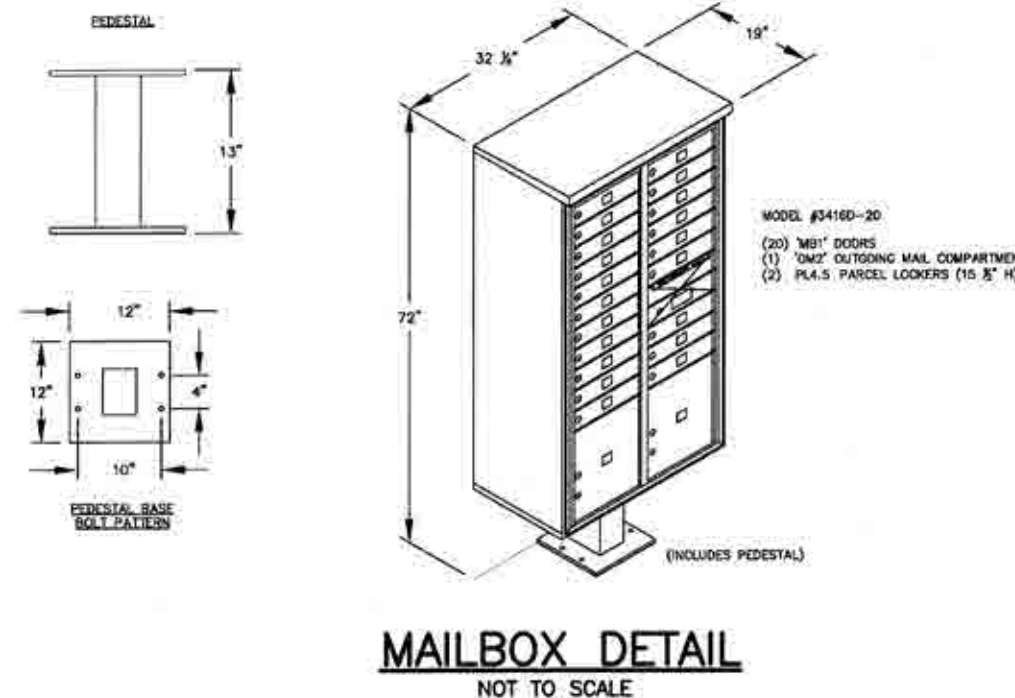
TYPICAL FULL DEPTH PAVEMENT REPAIR SECTION
NOT TO SCALE



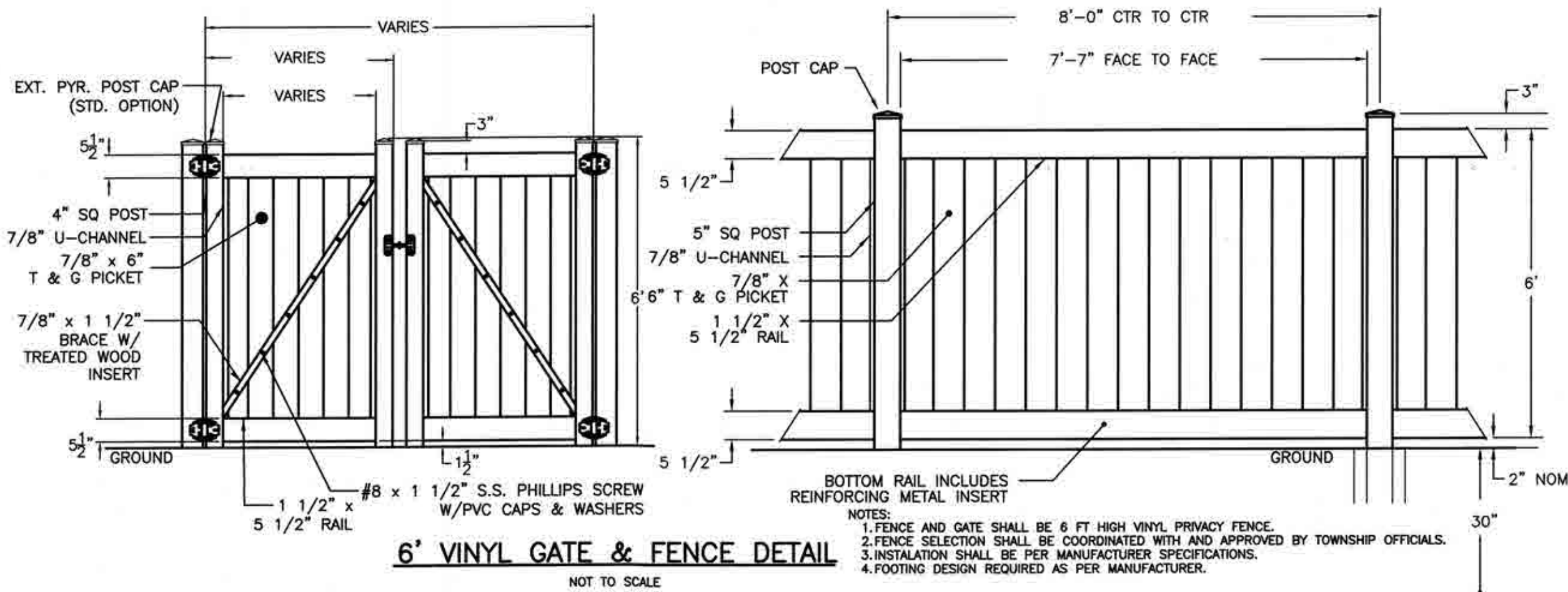
EXTERIOR DOWNSPOUT CONNECTION
NOT TO SCALE



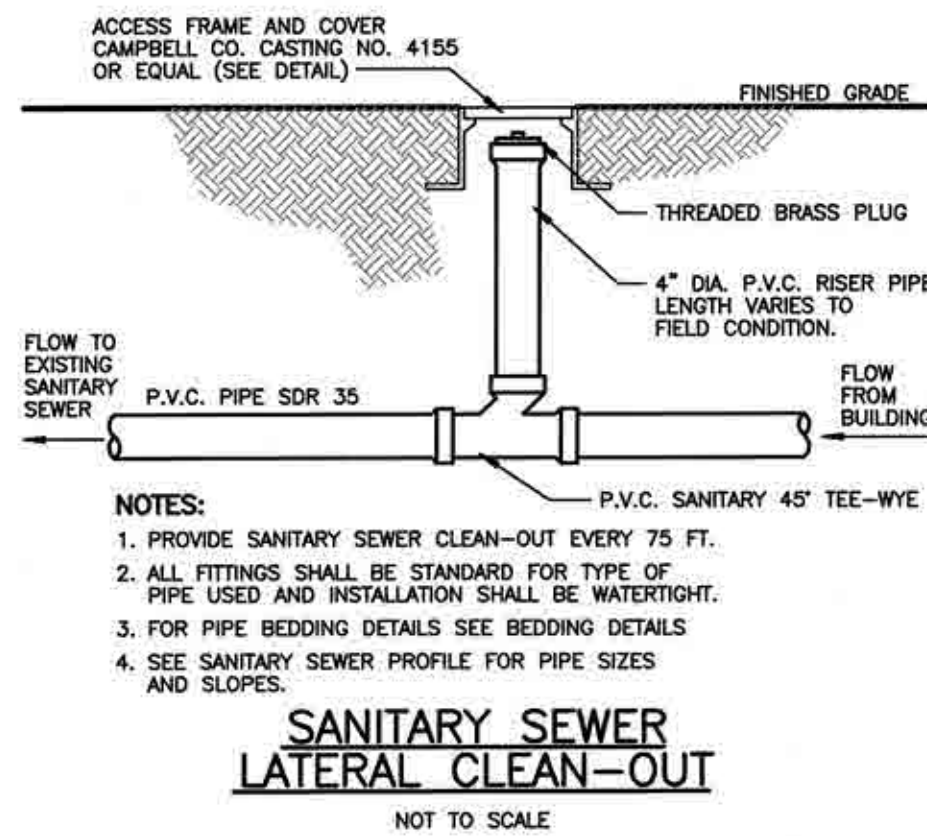
PVC BEDDING
NOT TO SCALE



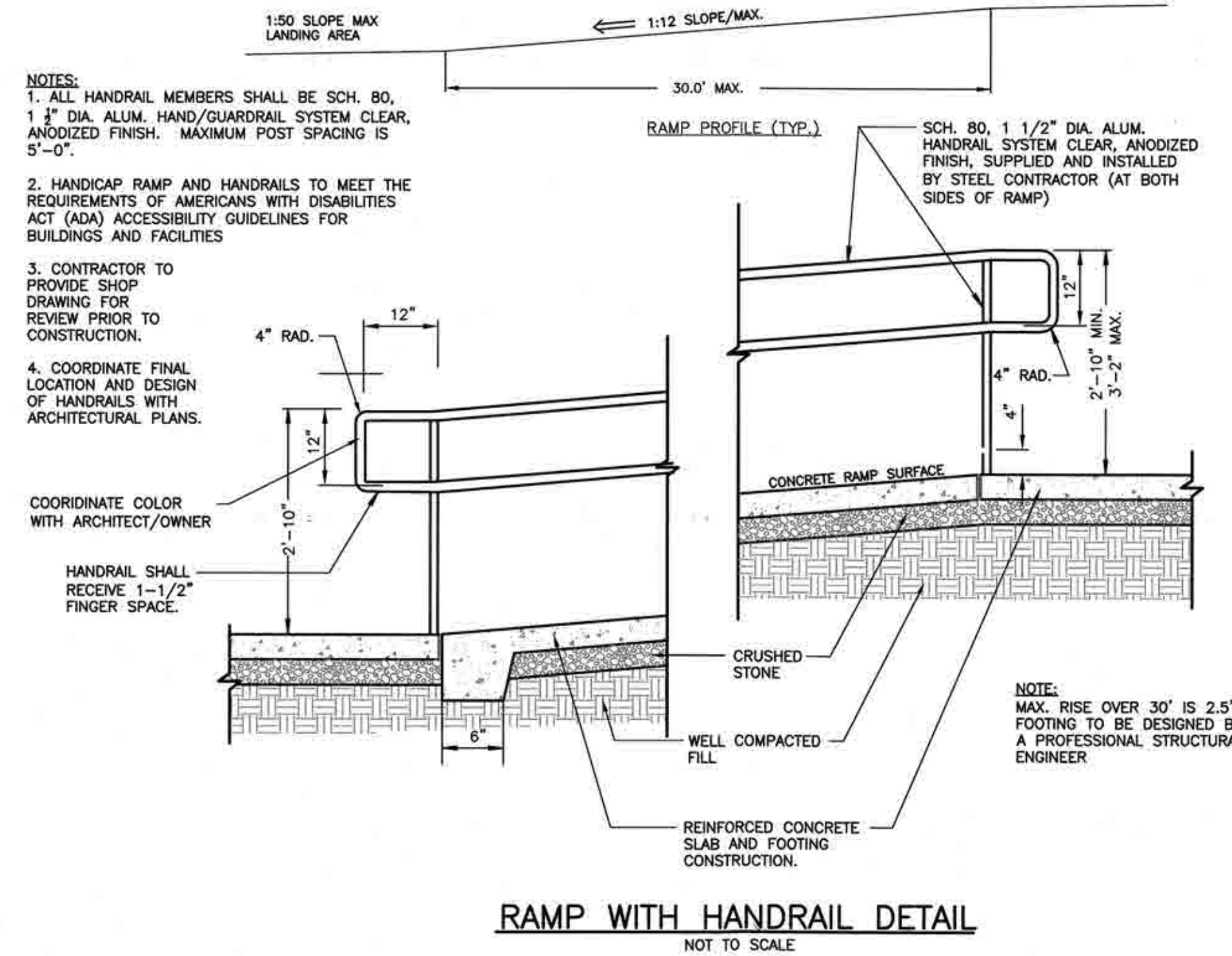
MAILBOX DETAIL
NOT TO SCALE



6\"/>

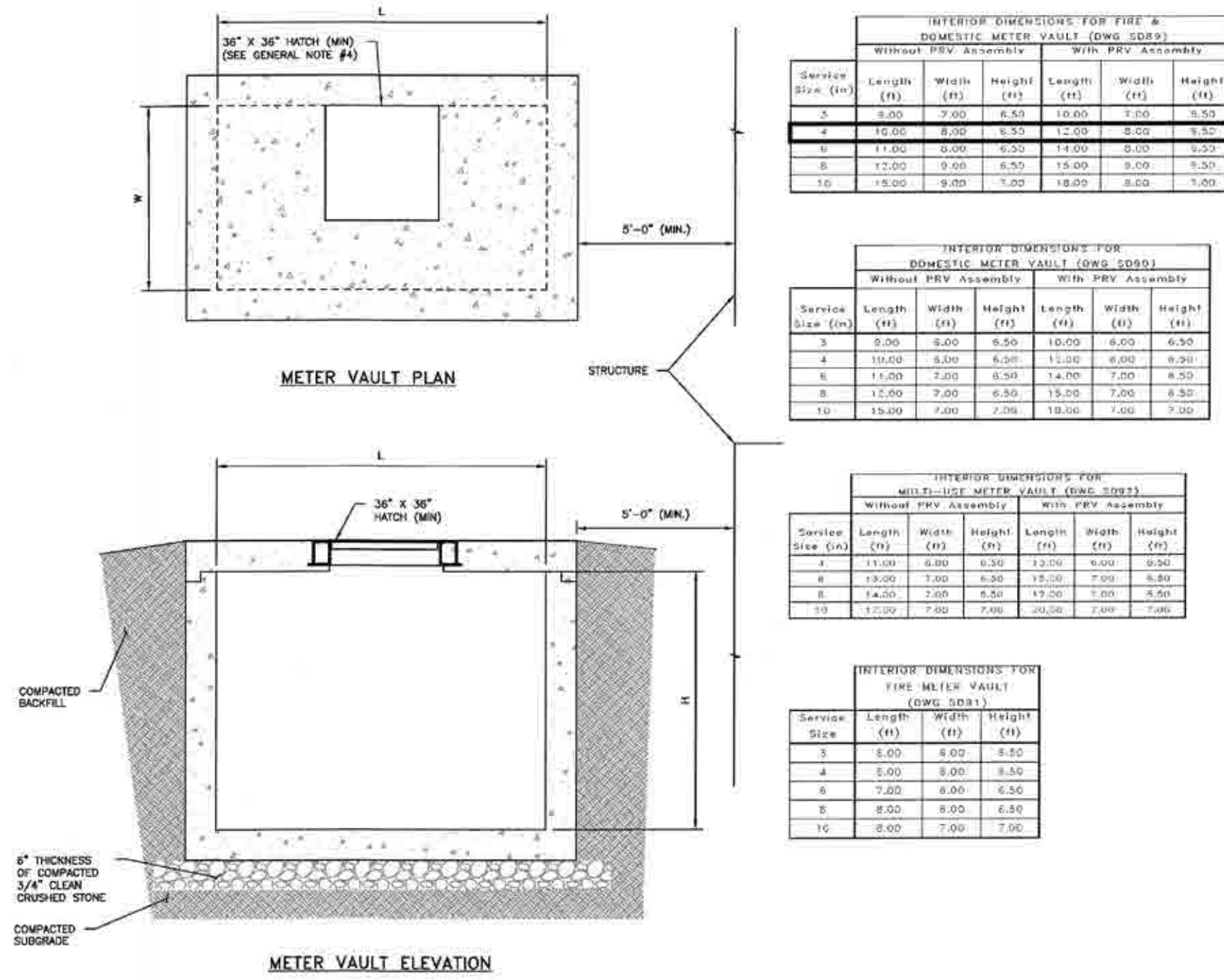


SANITARY SEWER LATERAL CLEAN-OUT
NOT TO SCALE

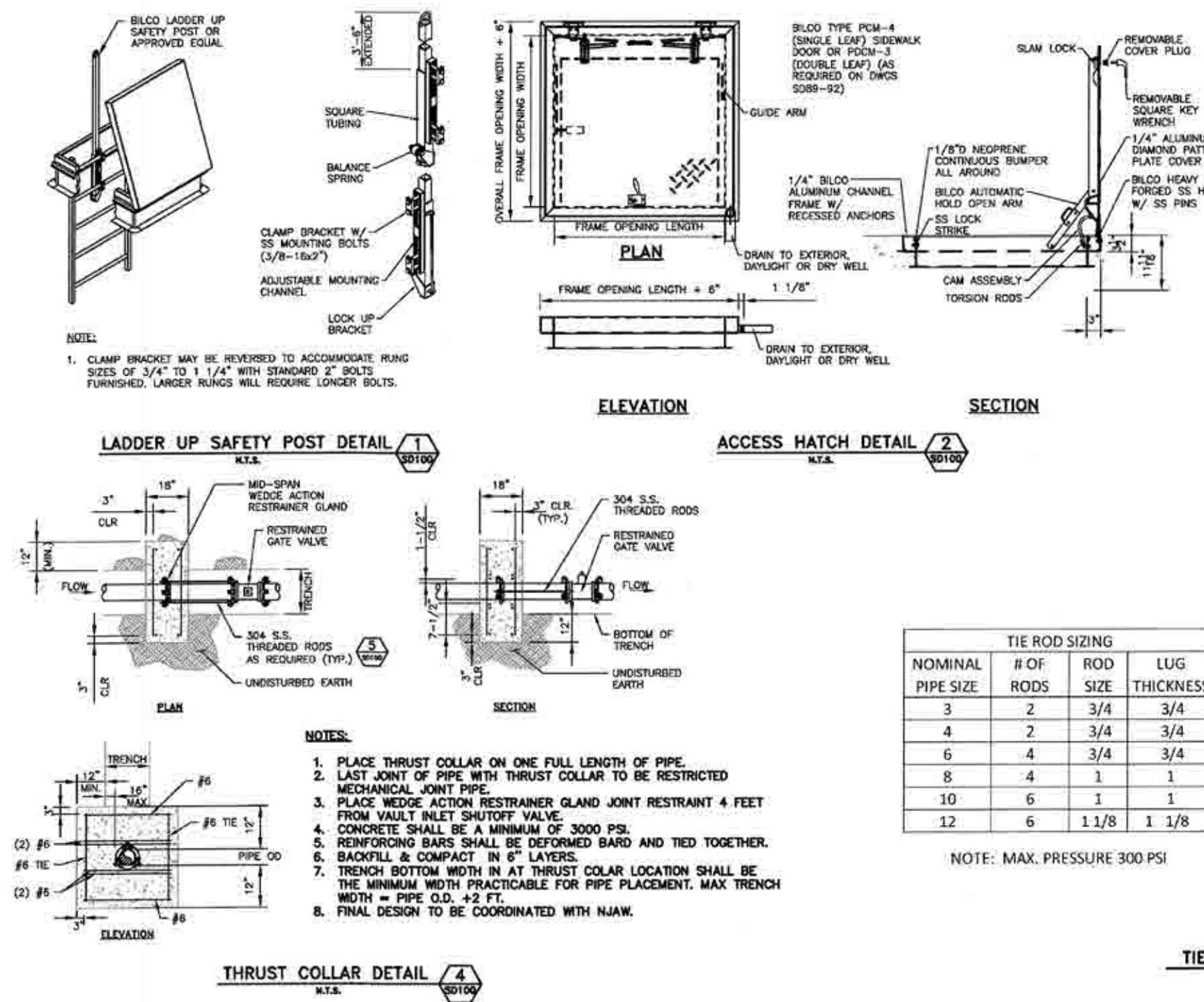


RAMP WITH HANDRAIL DETAIL
NOT TO SCALE

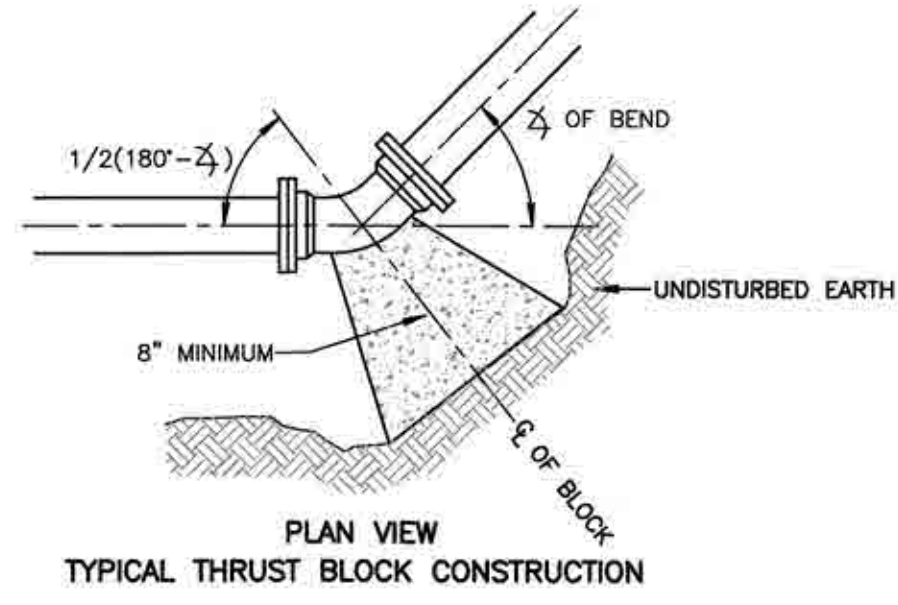
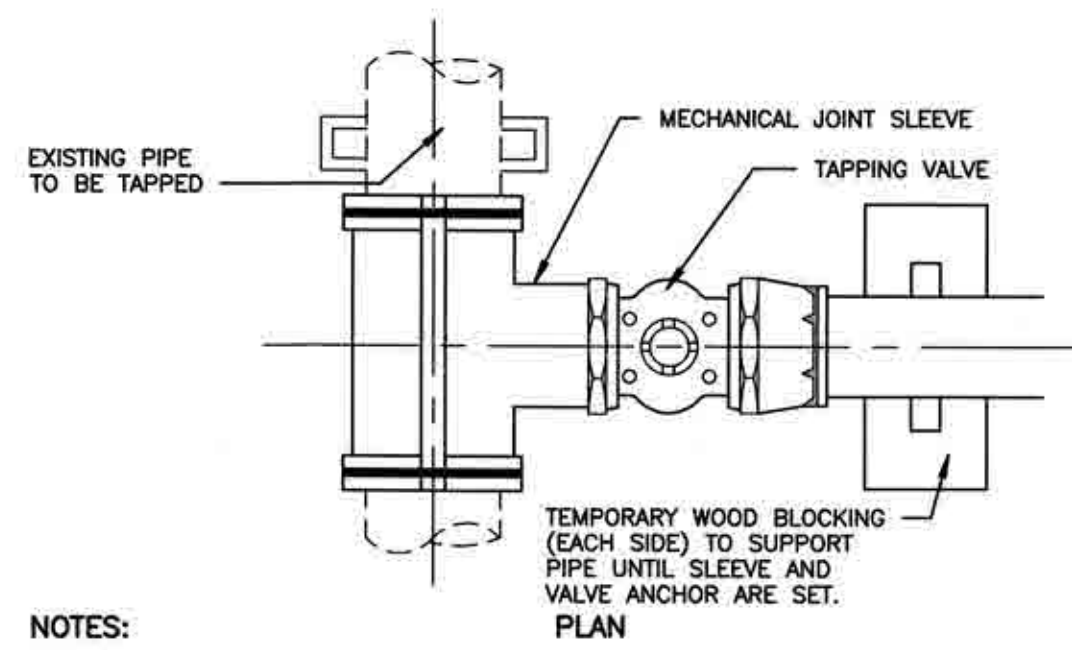
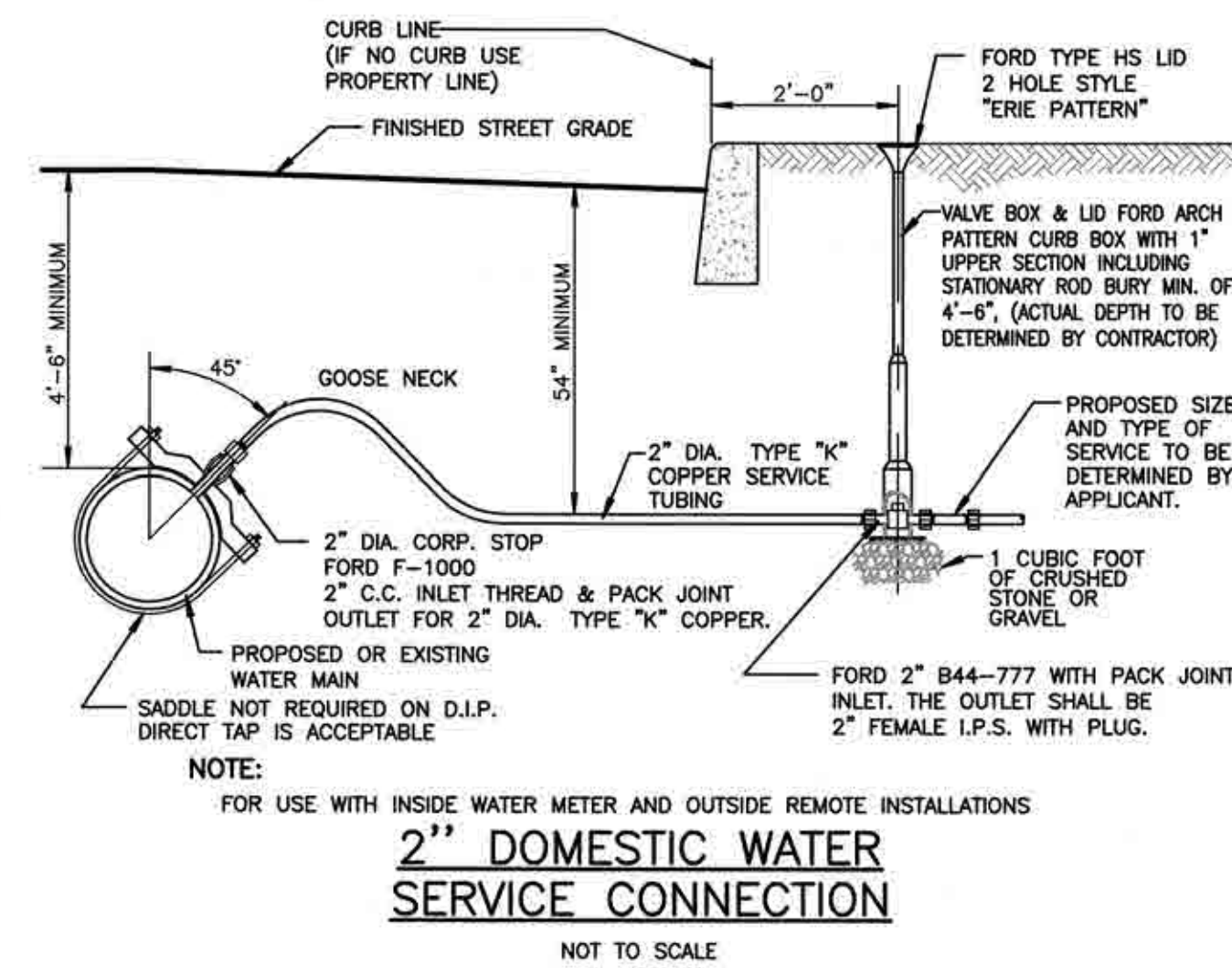
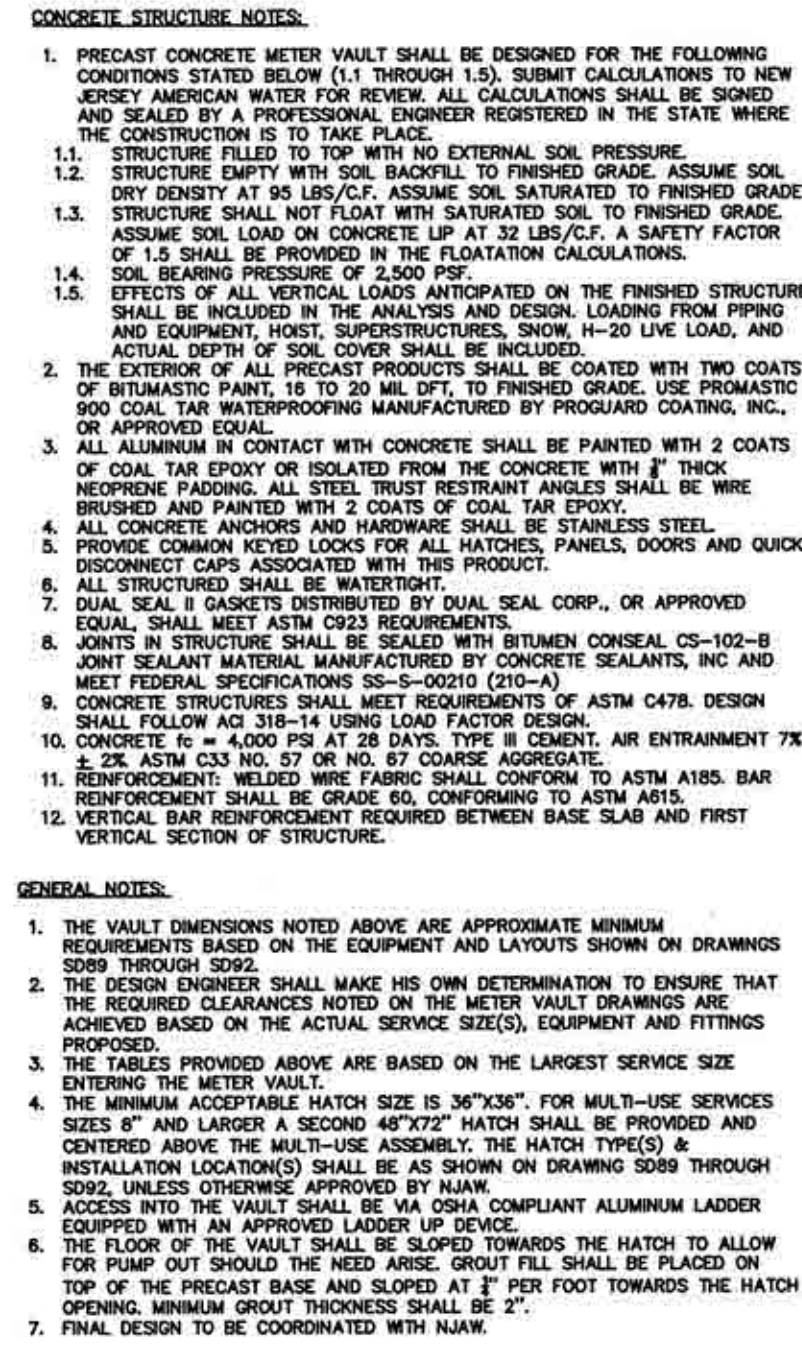
DESIGNED BY:	REVIEWED BY:	RELEASED BY:	NO.	DESCRIPTION	DATE:	REV.:	REL.
SS	SS	SS					
SEAN M. SAVAGE, P.E. NEW JERSEY PROFESSIONAL ENGINEER LICENSE # 24604451000							
MATRIXNEWORLD Engineering Progress Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. 442 State Route 35, Second Floor Essex Township, New Jersey 07724 Tel: 732-589-2999 Fax: 973-240-1818 www.matrixnewworld.com NEW JERSEY CERTIFICATE OF AUTHORIZATION NO. 24GA27952300							
CONSTRUCTION DETAILS							
PRELIMINARY & FINAL MAJOR SITE PLAN TOMPKINS STREET APARTMENTS BLOCK 6 - LOT 36.01 SITUATED IN TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY							
PROJECT NUMBER: LD19-153							
DATE: 03/11/2021							
SCALE: AS SHOWN							
SHEET 9 OF 10							



FIRE METER VAULT DETAIL
NOT TO SCALE



FIRE METER VAULT APPURTENANCES
NOT TO SCALE



DIAMETER OF PIPE	5" TO 22-1/2" BEND	23" TO 45" BEND	45" TO 90" BEND	TEE CONNECTION	PLUG
	A	A	A	A	A
6"	1.1	2.1	4.0	2.9	2.9
8"	2.0	3.7	7.1	5.0	5.0
10"	3.1	5.8	11.1	7.9	7.9
12"	4.4	8.4	16.0	11.3	11.3

A = CONTACT BEARING AREA OF THRUST BLOCK WITH EARTH, IN SQUARE FEET

- NOTES:
- BEARING AREAS ARE BASED ON AN INTERNAL PIPE PRESSURE OF UP TO 200 PSI AND UNDISTURBED SOIL WITH A BEARING CAPACITY OF 2000 PSF. FOR A GREATER INTERNAL PRESSURE OR A LESSER SOIL BEARING CAPACITY, THESE AREAS SHALL BE INCREASED ACCORDINGLY.
 - ALL CONCRETE THRUST BLOCKS SHALL BE CONSTRUCTED OF M20 CLASS C CONCRETE.
 - THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED EARTH.
 - WIDTH OF THRUST BLOCK SHALL BE TWICE THE HEIGHT WHERE PRACTICAL.

TABLE OF THRUST BLOCKS FOR HORIZONTAL BENDS FOR PRESSURES UP TO 200 P.S.I.
NOT TO SCALE

DESIGNED BY: **CD**

REVIEWED BY: **SS**

RELEASED BY: **SM**

DATE: **3/12/2021**

SEAN M. SAVAGE, P.E.
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE NO. 24604451000

DATE: 3/12/2021

MATRIXNEWORLD
Engineering Progress

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and Landscape Architecture, P.C.
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Fax: 973-240-1818
www.matrixnewworld.com
WBE/DBE

NEW JERSEY CERTIFICATE OF AUTHORIZATION No. 246A27962300

CONSTRUCTION DETAILS

PRELIMINARY & FINAL MAJOR SITE PLAN
TOMPKINS STREET APARTMENTS
BLOCK 6 - LOT 36.01
SITUATED IN
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

PROJECT NUMBER: LD19-153

DATE: 03/11/2021

SCALE: AS SHOWN

SHEET 10 OF 10